

TOWN OF YORK, MAINE

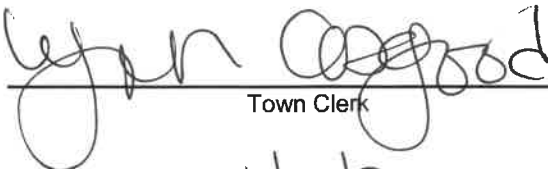
2022 COMPREHENSIVE PLAN

Adopted
November 8, 2022

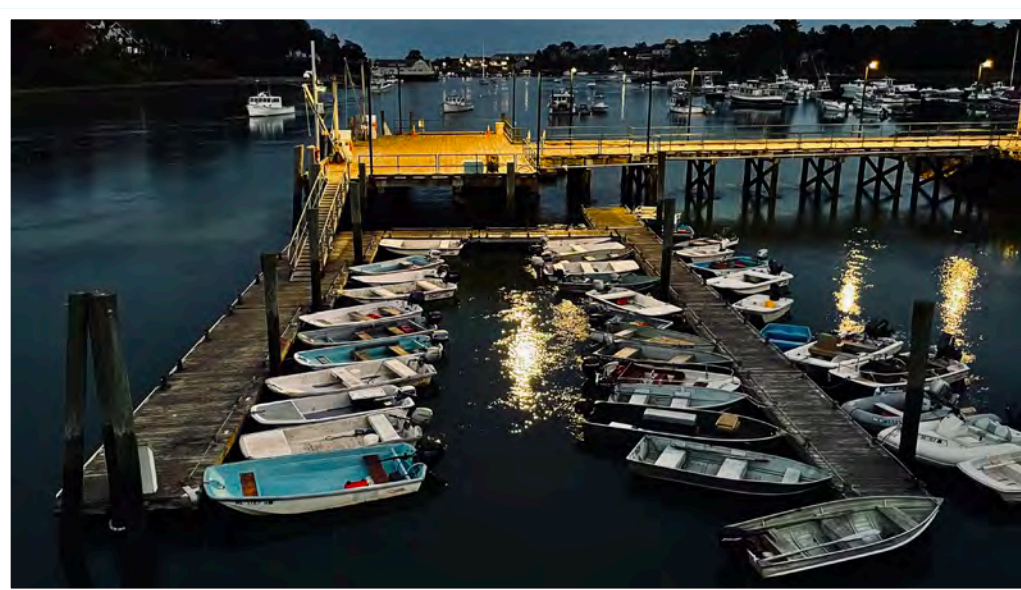
Prior
Amendments
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November 7, 2017
November 3, 2015
November 4, 2014
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November 8, 2011
May 21, 2011
November 3, 2009
November 4, 2008
November 6, 2007
November 7, 2006
November 2, 2004
November 6, 2001
May 19, 2001
November 7, 2000
May 22, 1999 (Date
of Original Adoption)

On November 8, 2022, a new Comprehensive Plan titled, "Town of York 2022 Comprehensive Plan" was approved by the voters of York, which replaced the original 1999 Comprehensive Plan that included subsequent amendments through 2018. Dates listed above are for informational purposes only.

The following is a true copy of the Town of York 2022 Comprehensive Plan as adopted on November 8, 2022.

Attest: 
Town Clerk

Date: 11/14/2022



Town of York
**2022
COMPREHENSIVE
PLAN**

ACKNOWLEDGMENTS

The process to update the Comprehensive Plan began in May 2019 when voters approved funding for the project. Under the purview of the Planning Board, work began that summer and by April 2021 the Steering Committee was formed and met regularly over the next twelve months.

This update to the 1999 Comprehensive Plan has been in the making for a long time, and many dedicated community members have worked in a variety of capacities and participated in many ways throughout the year-long process. Volunteer leaders of Boards, Commissions, and Committees; Town staff; regional and local organizations; and community volunteers have contributed hundreds if not thousands of hours to this endeavor.

We are grateful to the hundreds of community members who attended meetings and events, answered survey questions, and offered feedback on the project website to ensure that this Plan reflects the needs and concerns of the people of York. Your efforts and time are greatly appreciated and made this Comprehensive Plan possible.



THE COMPREHENSIVE PLAN STEERING COMMITTEE

Kathleen Kluger, *Steering Committee Chair*

Ian Shaw, *Steering Committee Vice Chair*

Dylan Smith, *Project Manager*

Wayne Boardman

Stephanie Byrne

Nan Graves

Dave Herbein

Jud Knox

Charles Lawton, *April 2021-August 2021*

David McCarthy, *April 2021-March 2022*

Mike Sinclair

Roan Spencer

David Webber

Troy Williams

Kinley Gregg, *BOS representative April-December 2021*

Todd Frederick, *BOS representative*

Planning Board

Kathleen Kluger, *Chair*

Wayne Boardman, *Vice Chair*

Gerry Runte, *Secretary*

Peter Smith

Alfred J. Cotton

Kenneth Churchill, *Alternate*

Ian Shaw, *Alternate*

Selectboard

Todd A. Frederick, *Chair*

Robert E. Palmer Jr., *Vice Chair*

Michael L. Estes

Marilyn McLaughlin

Kinley Gregg

With assistance from these Town Staff, Groups, and Committee Members

Advisory Group

Jeff Berlin, John Bockstoce, Amanda Bouchard, Gary Christensen, Dave Emery, Dave Gittens, Greg Gosselin, Jamie Harrod, Jennifer Hunter, Dave Johnson, Amanda Keyes, Doreen MacGillis, Mike Modern Paul Radochia, Michelle Surdoval, Linda Scotland, Jack Hathaway, Molly LaVecchia, Matthew Manieri

Town Staff and Committee Members

Steve Burns, *Town Manager*
Dylan Smith, *Planning Director*
DeCarlo Brown, *Land Use Planner*
Wendy Anderson, *Finance Director*
Chris Balentine, *Chief of York Village Fire Department*
Robin Cogger, *Director of Parks & Recreation*
Susan Covino, *Energy Steering Committee*
Owen Davis, *Acting Chief of York Police Department*
Tim Deperrio, *Public Works Foreman*
Aaron Fontaine, *Committee to Combat Racism Bias*
Zak Harding, *York School Department Business Administrator*
Amber Harrison, *Code Enforcement Director, LHO, CRS, Coordinator*
Elizabeth Hayden, *Administrative Assistant Public Works*
Leslie Hinz, *Stormwater Manager, Assistant Code Enforcement Officer*
Brett Horr, *GISP, Director of GIS and Technology*
Patience Horton, *Recording Secretary*
Diana Janetos, *Assistant to the Town Manager*
Reenie Johnson, *Code Enforcement Administrative Assistant*

Emmelyn Huppe, *Code Enforcement Administrative Assistant*
Robin Kerr, *Mount Agamenticus Conservation Coordinator*
Kathryn Lagasse, *Assistant Town Manager, Human Resources Director*
Dean A. Lessard, P.E., *Director of Public Works*
Len Loomans, *Energy Steering Committee*
Rick Mace, *Tax Assessor*
Lynn Osgood, *Town Clerk/Tax Collector*
Nicole Pestana, *Emergency Management Specialist*
Jo-Ellen Ross, *Center for Active Living Director*
Chris Rynne, *York School Department Building and Grounds Manager*
Paul Santerre, *York Community Auditorium*
Scott Stevens, *Historic District Commission*
Luke Vigue, *Lister/Appraiser, Assistant Code Enforcement Officer*
Jeffrey Welch, *Fire Chief of York Beach Fire Department*

Thanks to these local and regional organizations:

York Water District
Don Neumann, *Superintendent*
Gary Stevens, *Assistant Superintendent*
Patrick Desrosiers, *Financial Manager*
Daniel J. Flaig, PE, *Water Practice Group Leader for Maine, Wright-Pierce*
Collin Stuart, PE, *Project Engineer, Wright-Pierce*
York Sewer District
Tim Haskell, *Superintendent*
Phil Tucker, *Assistant Superintendent*
York Public Library
Michelle Sampson, *Director*
Sophie Smith, *Assistant Director*

York Community Service Association

Michelle Surdoval, *Executive Director*

York Housing Authority

Jud Knox, *Chairman*
Patricia Martine, *Executive Director*
Fiona McQuaide, *Assistant Director*

Old York Historical Society

Joel Lefever, *Executive Director and Chief Curator*
Suzanne Little, *President, Board of Trustees*

Southern Maine Planning & Development Commission

Abbie Sherwin, *Senior Planner and Coastal Resilience Coordinator*
Karina Graeter, *Sustainability Coordinator*
Chuck Morgan, *Economic and Community Development Director*

Special thanks to Kenny Churchill, Churchill Barn, York Library, and York Community Auditorium for generously offering the use of their spaces for meetings and community events.

CONSULTANT TEAM

CivicMoxie

CivicMoxie, LLC, Project Lead
Susan Silberberg, *Principal-in-Charge*
Sue Kim, AICP, *Co-Project Manager*
Annie Streetman, AICP, *Co-Project Manager*
Greg Hanafin, *Planner*
Michael Rosenberg, *Planner and Graphic Designer*
Clay Lin, *Planner*
Kelsey Hubbard, *Graphics*
Robyn Lee, *Planning Intern*
Madeleine Kelly, *Planning Intern*
Sarah Saydun, *Planning Intern*
www.civictimoxie.com

Additional thanks to these individuals:

Will Armitage, *President, Southern Maine Finance Authority 9SMFA*
Emerson (Tad) Baker, Ph.D., *Professor of History, Salem State University*
Andrew Bartlett, *Director of Hotel Operations, Cliff House*
Stefan Claesson, *Principal, Nearview, LLC*
Robin LaBonte, *CFO, York Hospital*
Joseph Lipton, *CEO, Crane hotel Group*
Suzanne M. McKechnie, *InvestComm Commercial Group*
Patrick Taylor, *CEO, York Hospital*
Raymond Ramsey, *Owner, Anchorage Inn*

WITH
Levine Planning Strategies
Jeff Levine, *Principal*

Karl F. Seidman Consulting
Karl Seidman, *Principal*

Weston & Sampson
Jim Riordan, *Urban & Environmental Planning Group Leader*

Cicada (Graphics)
Matt DeCotiis, *Principal*

Cover Photo Credits
Clockwise from top-left

Rob Wright Images
Geneve Hoffman and Williams Realty Partners
Town of York
Town of York
Joe Strazzere
Wayne Boardman

THE COMPREHENSIVE PLAN GUIDES FUTURE DECISIONS AND ACTIONS

WHAT IS A COMPREHENSIVE PLAN?

York's Comprehensive Plan is a broad, long-term vision for our community, from quality-of-life issues to the financial decisions necessary to maintain them. The goals and recommended actions in this Plan will guide policies, future land use decisions, and Town investments over the course of the next ten to fifteen years.

This Plan lays the foundation for zoning, policies, and implementation strategies, but it is not the same as the Zoning Ordinance itself, nor does it dictate specific Town investments. It is a guide to amending or creating zoning ordinances, conducting feasibility studies for new facilities, and collaborating with other entities to achieve desired goals. Implementation of the Plan in the coming years will require coordination among the Planning Board, Selectboard, and Town staff, as well as voter approval of each initiative.



Residents and community members express their needs and interests.



Feedback helps Steering Committee members formulate Plan goals and strategies.



The Plan offers a set of strategies that represent priorities for the Town. Adoption of the Plan means these recommended strategies will create a road map for future planning.

At the appropriate time, recommended strategies will need further discussion, understanding of impacts and costs, and other actions, such as:



Feasibility study



Fiscal planning and budget consideration



Actions for Town vote



Implementation planning

| | |
|---|----|
| EXECUTIVE SUMMARY | i |
| 1 - INTRODUCTION | 1 |
| 2 - VISION & PLAN GOALS | 5 |
| 3 - ENGAGING THE YORK COMMUNITY | 10 |
| 4 - OUR COMMUNITY TODAY...& TOMORROW | 15 |
| 5 - GOALS, POLICIES & STRATEGIES | 20 |
| 6 - FUTURE LAND USE | 75 |
| 7 - IMPLEMENTATION | 88 |

Appendices (available as separate files/documents)

APPENDIX A: CURRENT CONDITIONS & ANALYSIS

- A1: POPULATION & DEMOGRAPHICS
- A2: HISTORY & ARCHAEOLOGY
- A3: NATURAL RESOURCES (WATER & AGRICULTURAL/FOREST)
- A4: MARINE RESOURCES
- A5: ECONOMY
- A6: HOUSING
- A7: RECREATION
- A8: TRANSPORTATION
- A9: TOWN, PUBLIC FACILITIES & SERVICES
- A10: EXISTING LAND USE

APPENDIX B: FISCAL CAPACITY & CAPITAL INVESTMENT PLAN

APPENDIX C: FUTURE LAND USE BACKGROUND

APPENDIX D: IMPLEMENTATION CHART

APPENDIX E: COMMUNITY ENGAGEMENT

APPENDIX F: YORK WATER DISTRICT PUBLIC WATER SYSTEM REPORT FOR COMPREHENSIVE PLAN 2022

APPENDIX G: LIST OF MAPS - YORK COMPREHENSIVE PLAN

APPENDIX H: STATE PLANNING CRITERIA REFERENCE INDEX





Executive Summary

York is a community of over 13,000 year-round residents on the coast of Maine. Beautiful beaches, historic villages and buildings, large areas of forest, and some of the highest levels of biodiversity in the state offer an excellent quality of life to its residents. York's natural and historic features also attract part-time residents and short-term visitors who return on an annual basis, often choosing to make York their permanent home.

Here are some important things to know about our population now, and what we can expect in the future:

- York has experienced a slow overall year-round population growth over the past decade, growing from 12,720 residents in 2010 to 13,070 in 2019, a 2.8% increase. The number of households grew by 7.9% during that time, with average household size decreasing from 2.37 to 2.27 over the same time period (due in particular to a decline in household sizes among renters).
- York's seasonal population and households have grown rapidly over the past decade, by 46% and 38%, respectively.
- 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.
- School enrollment has slowly declined, along with the number of young families who live in York.
- Poverty rates are highest for residents 65 years and older.
- Despite having a much higher median income compared to the county and state, a surprising number of York households are housing cost burdened (44.9% of renters and 22.9% of homeowners), which means they spend more than 30% of their income on housing-related expenses.

BACKGROUND ON THE PLAN

This Comprehensive Plan (Plan) was developed under the purview of York's Planning Board through a public process led by the Comprehensive Plan Steering Committee over a period of one year. The 14-member Steering Committee, led by the Planning Board Chair and comprised of a broad and diverse range of community members representing different components of the community, oversaw the planning process, including the consultant team's work. The Steering Committee's charge was to deliver a Plan that is understandable to the public, provides metrics for success, and meets requirements to be certified by the State of Maine for consistency with the goals and guidelines of Maine's Growth Management Act.

PLAN PURPOSE

The Comprehensive Plan is a road map, setting a vision and goals that will guide future land use decisions and Town investments. The goals and recommended strategies in the Plan provide a policy guide for the Town for the next ten to fifteen years and address three key questions for the town:

1. **What type of town do we wish to live in?**
2. **What are the goals to help us maintain what we love and successfully shape a resilient future?**
3. **What are the specific strategies and actions that can help us achieve our goals?**

ENGAGING THE COMMUNITY

The Steering Committee's primary objective was to create a Plan that represents what community members believe to be most important in the coming decade. The COVID-19 pandemic shaped the form of public participation, and feedback

opportunities included in-person and outdoor socially distanced events, online interactions, and a community survey to ensure that citizens could participate in ways most comfortable to them with the greatest convenience and safety in mind.



OUR VISION

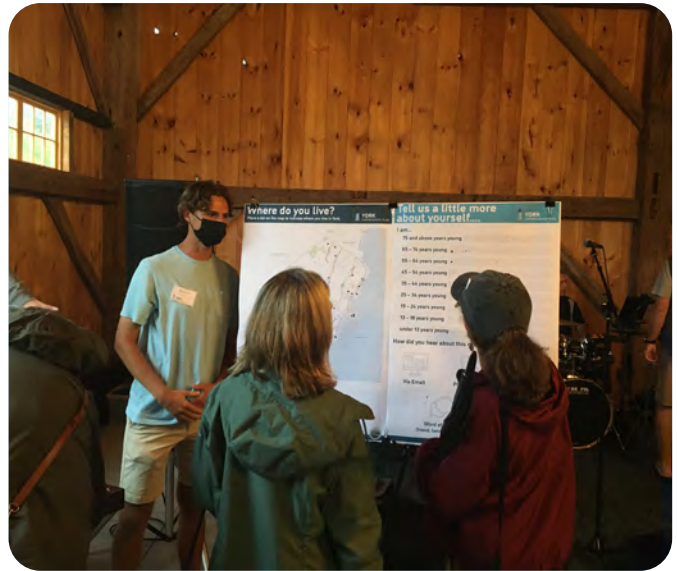
The vision for the Town of York can be expressed through the passionate words spoken by the community. From the spectacular forests and views of Mount Agamenticus to the brilliance of the sea, York is a beautiful and unique land that is a critical piece of Maine’s coastline. Our vision demands we maintain our quality of life for all York residents in the face of climate and other global changes. We strive to balance the many needs of the community by continuously improving the quality and diversity of York’s economy, community, housing, recreation, and transportation, while at the same time preserving all our precious natural resources and the rich history of York. It is vital that we work together to achieve the community’s view of the future.



Source: 50 most frequently used words submitted as part of the visioning exercise in the Fall 2021 Community Survey

COMPREHENSIVE PLAN ELEMENTS, GOALS AND STRATEGIES

Everything from public outreach events, the community survey and online communication postings, to the plan elements shown in the graphic below, were scrutinized and evaluated by the Steering Committee, who then reached a consensus on the important goals for this Plan.



Elements of the Comprehensive Plan



PLAN GOALS TO ACHIEVE THE VISION

01 | Foster a socially and economically diverse population in the town.

York is home to residents of all ages and seeks to be a welcoming community. Providing support and housing choices for those who work in York, are starting families and careers, and older residents wanting to age in community are important to maintaining the vibrancy of our neighborhoods and schools.

02 | Ensure the needs of York's increasing older adult population are met.

York's population is older, on average, than the county's and the state's, and the proportion of older adults has been growing. Meeting the social, housing, transportation, and service needs of older adults is critical for allowing York residents to age in community.

03 | Protect the quality and quantity of water resources in order to ensure the safety and affordability of public and private supplies of fresh drinking water.

The supply of our drinking water depends on minimizing pollution discharges and stormwater runoff, improving water quality, educating landowners, and cooperating regionally to protect water resources.

04 | Preserve, protect, and enhance all natural resources, including wetlands, wildlife and fisheries habitat, sand dunes, shore lands, scenic vistas, and forests.

Our natural resources are a key characteristic of our town. Identifying and protecting high value natural resources and increasing public awareness of them and coordinating with local organizations and neighboring communities on conservation and protection efforts will help preserve our natural environment.

05 | Safeguard agricultural and forest resources from development that threatens those resources.

Protecting existing prime farmland and forests, supporting farming and forestry and encouraging their economic vitality, and ensuring that those who want to farm in York are able to do so are all actions that will preserve our unique resources.

06 | Preserve, protect, and enhance marine resources. Balance competing uses of waterways, lakes, ponds, rivers, and other natural areas in ways that are consistent with health and safety, economic sustainability, and conservation.

As a coastal community, York's marine resources, including its harbors, beaches, parks, estuaries, and coastline areas, are essential to life here.

Protecting, maintaining, and improving marine habitat, water quality, harbor facilities, and public access, while balancing uses and limiting adverse impacts, are all integral to preparing for the future.

07 | Support the potential for responsible increased use of, and access to, recreational resources to meet the needs of users while maintaining protections of critical habitat and drinking water.

York is home to many recreational amenities, including its beaches, fishing and boating opportunities, parks and walking paths, large trail systems and nature preserves, and recreational programming for various age groups. Future enjoyment of these resources depends on balancing recreational access with protecting natural resources.

08 | Preserve York's historic and archaeological resources.

The town's history is a key characteristic of York. Buildings, stories, archaeological sites, and the Museums of Old York are major town assets and points of pride for residents. Actively working toward preserving and encouraging adaptive reuse of these resources, where appropriate, will be key to protecting our character and history.

09 | Minimize impacts of vehicular traffic and reduce vehicle miles traveled (VMT) in York.

Providing an efficient public transportation system, improving safety and opportunities for walking and biking, and planning for land use patterns that minimize total VMT can greatly improve quality of life for residents and help reduce greenhouse gas emissions.

10 | Improve and expand York's physical, digital, and social connections.

Providing for more ways to travel in town, connecting to regional destinations, improving resident access to technology, and expanding opportunities to connect with neighbors strengthens our community connections in multiple ways.

11 | Optimize and increase resources and capacity for recreation, social programming, and activities for the York community.

Expanding access to existing spaces, supporting the development of new spaces, and increasing options for activities and programming supports our community and connects us to each other.

12 | Manage impacts of tourism and ensure benefits to residents.

The Town receives significant benefits from its tourist economy, including a robust tax base from second homes. Impacts of peak tourist season, including the high levels of vehicular congestion and demands on parking, restaurants, beaches and other natural areas, will need managing to maintain and improve residents' quality of life.

13 | Support the retention, growth, and diversification of York's economic base, including expansion of year-round employment, living wage jobs, and growing industries.

Promoting an economic climate that expands the types of local businesses will help to increase job opportunities, contribute to overall economic well-being, and provide year-round services and activities to residents.

14 | Strengthen, expand, and support community-oriented business opportunities.

Encouraging and enhancing the vitality of York's businesses will expand the supply of goods, services, and other benefits to residents. Community-oriented businesses include shops, healthcare, dining, social events, arts and music spaces and offerings, enrichment spaces, and recreation.

15 | Encourage and promote a variety of types and prices of housing opportunities.

The ability to attract a diverse spectrum of full-time residents who can live and work in York is hampered by limited housing choices and prices that are increasingly unaffordable for many. Adopting housing policies and actions that encourage a variety of sizes, types, prices, and ownership and rental opportunities will help residents to live in the community throughout their life span and allow people who work in York to live in York.

16 | Prepare for impacts of climate change.

The changing climate, with sea level rise, warmer air and water temperatures, and more severe precipitation and storm events, threatens our health and safety, quality of life, the natural environs of the town, the tourism economy, and our tax base. Ensuring that York can adapt and thrive in the midst of climate change will be key to preserving the vibrancy and economic resilience of our town.

17 | Implement policies to reduce greenhouse gas (GHG) emissions according to the Town's commitments.

In 2019, the Town Selectboard joined the Global Covenant of Mayors for Climate and Energy and made a commitment to reduce York's GHG emissions by 50% by 2030 and 100% by 2050 from 2010 levels. Reducing residential building and passenger vehicle emissions—our largest contributors to GHG emissions—will help us meet those commitments and improve our quality of life.

18 | Ensure sufficient municipal facilities, infrastructure, and capacity to meet the changing needs of the community.

Encouraging economic development and accommodating changing demographics requires planning, well-trained staff, financial capacity, and an effective system of public facilities and infrastructure. Together, these measures also support the Town in meeting goals of climate change adaptation, GHG emissions mitigation, implementation of the Comprehensive Plan, and other initiatives as approved by voters.

19 | Improve coordination with local and regional entities and maintain, expand, and improve partnerships among public and private groups.

York is fortunate to have many local non-profits, quasi-municipal agencies and regional partners working on common interests and goals, including the Southern Maine Planning and Development Commission (SMPDC). Working regionally and collaboratively will ensure the Town reaps the benefits of available expertise, funding opportunities, and efficiencies of scale.

20 | Strive for excellence in education and learning opportunities for York school students and residents of all ages.

The community recognizes the importance of life-long learning. Maintaining a quality curriculum and school experience, as well as supporting learning opportunities for residents of all ages, will enhance quality of life in town.

STRATEGIES AND IMPLEMENTATION

The Steering Committee developed 203 strategies to achieve the goals of this Plan (detailed in Chapter 5 and summarized in Appendix D, including the action timeline and implementers responsible for each one). The strategies are intended to be implemented over the course of the next ten years and have been assigned action timelines of immediate, near-term, medium-term, long-term, and on-going. While some are required regulatory mandates, the vast majority of strategies are based on direct feedback from the York community and will involve further study and input. While every one of the 203 strategies is important, listed here are eleven strategies the Steering Committee identified as immediate action items to build a firm foundation for implementing the full Comprehensive Plan and to address immediate needs:

- **Work with local and regional conservation organizations to identify high priority natural resources, open space, and recreational land to be conserved or protected. (2.1; pg 29)**
- **Evaluate the Town's existing Open Space Conservation Subdivision (OSCS) Zoning Development Ordinance to better serve preservation of natural resources. (2.6; pg 30)**
- **Plan for, develop, and manage opportunities for residents to access and enjoy the Town's limited marine resources. (3.1; pg 38)**
- **Establish an Economic Development Committee (EDC) to develop a vision for economic opportunities and a business recruitment plan. (4.1; pg 42)**
- **Conduct design charettes (workshops) for the area surrounding Short Sands Road to determine the appropriate mix of uses for this site, incorporating business, residential, and recreational opportunities. (4.4; pg 42)**

- **Create a Community Housing Committee to address the range of housing costs and types needed in York. (5.4; pg 48)**
- **Commission a comprehensive transportation, traffic, and parking study for the town. (7.1; pg 58)**
- **Perform a complete re-evaluation and re-writing of the existing Zoning Ordinance to ensure that York's zoning clearly matches the goals for each Future Land Use area and is easy to understand, streamlined, and modernized. (8.1; pg 64)**
- **Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board, or official. (8.8; pg 66)**
- **Consider conducting a needs assessment for Town staffing and volunteer boards to understand capacity and resources needed to address increasing resident needs and expectations for services. (8.50; pg 70)**
- **Explore hiring or sharing a regional Sustainability Coordinator to implement climate adaptation and mitigation strategies. (8.59; pg 71)**

Many of the recommendations in this document will require actions such as Selectboard policy decisions, collaboration with partners, or town vote to approve zoning amendments, modify policies, or allocate funding. The purpose of this Plan is to help ensure that all areas and staff of the Town are working efficiently together in a systems-based approach so that any future decision or action supports one or more Town goals. The Comprehensive Plan is the opposite of a siloed approach to decision-making and spending; it provides a set of overarching goals to guide decision-making across departments, thereby improving overall efficiency and reducing negative unintended impacts. This Plan, then, is about streamlining efforts and creating a cohesive approach to the decisions that affect policies, programs, spending, and the many day-to-day elements of life in York.



1

Introduction

chapter 1 INTRODUCTION

THIS PLAN'S PURPOSE

This Comprehensive Plan addresses three key questions for the town...

1. **What type of town do we wish to live in?**
2. **What are the goals to help us maintain what we love and successfully shape a resilient future?**
3. **What are the specific strategies and actions that can help us achieve our goals?**

The answers to these questions form the core of this Comprehensive Plan. This Plan is guided by 20 goals that create a broad, long-term vision for our community accompanied by recommended strategies in eight topic areas¹ to achieve these goals.

York's previous Comprehensive Plan was approved by the voters on May 22, 1999, and it has been amended regularly throughout the years. It is time for a completely updated, in-depth and coordinated road map to lead the Town forward during this time of rapid change. This Plan is that road map, setting a vision and goals that will guide future land use decisions and Town investments. The goals and recommended strategies and policies in the Plan provide a policy guide for the Town for the next 10-15 years.

There are many types of strategies to achieve the goals of this Plan—while some are regulatory, the majority are formed based on direct feedback from the York community and will require further study and examination. Many of the recommendations in this document will require further action in some form or another, such as Selectboard policy decisions, collaboration with partners, or a town-wide vote to approve zoning amendments, modify policies, or allocate funding. The purpose of this Plan is to ensure that the Town is working efficiently together in a systems-based approach so that any future decision or action supports one or more Town goals. The Comprehensive Plan is the opposite of a siloed approach to decision-making and spending, with the hope that it will reduce decision-making that results in unintended impacts or inefficiencies of scale. This Plan, then, is about streamlining efforts and creating a cohesive approach to the decisions that affect policies, programs, spending, and all the day-to-day elements of life in York.

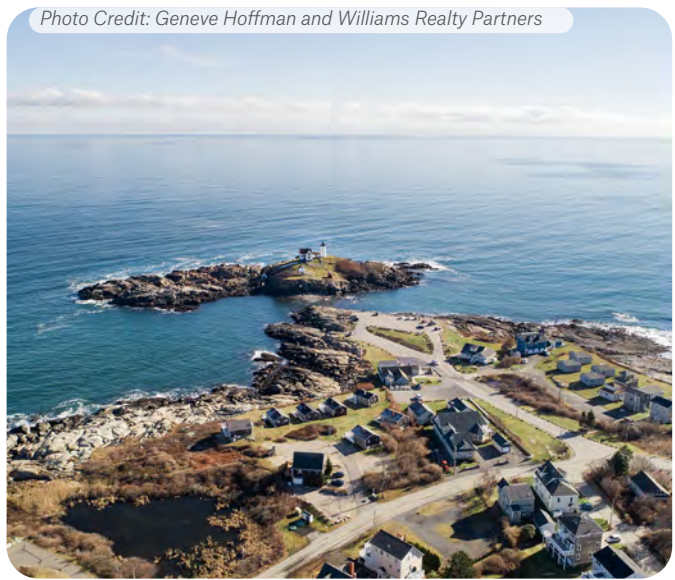
York's needs and desires drove this Plan. At the same time, the Town's goal is to have this Plan certified by the State of Maine for consistency with the goals and guidelines of Maine's Growth Management Act.² In the Appendices and in other places in this document, there are references to state requirements as laid out in the state of Maine's Comprehensive Plan Review Criteria Rule (07 105 Chapter 208) and you will find state checklists as reference to how the Plan meets these requirements.

Elements of the Comprehensive Plan



THE PLANNING PROCESS

This Comprehensive Plan was developed under the purview of the Planning Board through a public process that was led by the Comprehensive Plan Steering Committee. The Committee, led by the Planning Board Chair, oversaw the consultant team's work and was comprised of a broad range of community members with varied expertise representing different components of the community, including public/private, business and organizational segments, and demographic diversity. The Steering Committee also included Selectboard representation.

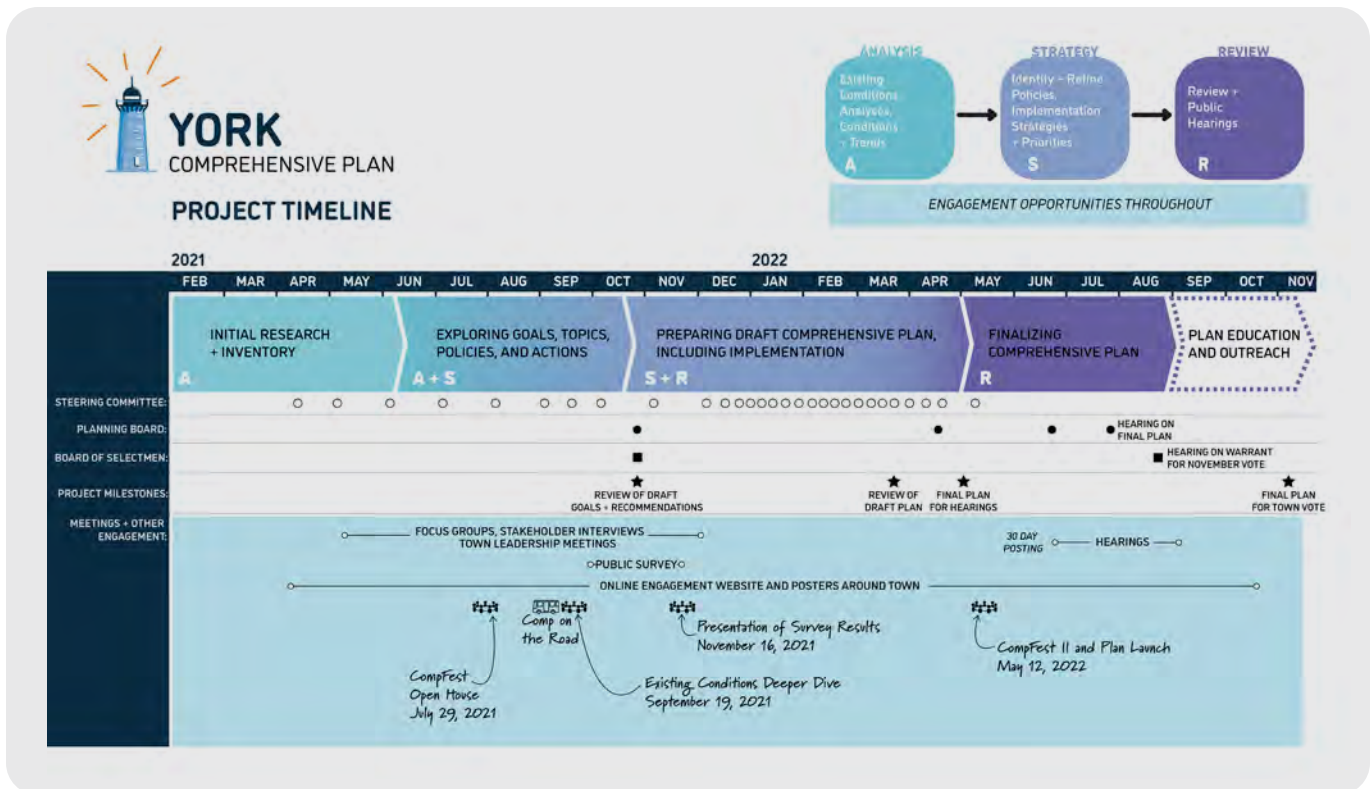


COMMUNITY OUTREACH AND ENGAGEMENT

An outreach and communications plan was developed to guide community engagement over the course of the project. A website devoted to the project offered opportunities for online engagement as another option for direct involvement and timely feedback to the Committee.

Outreach and engagement faced unique challenges due to the ongoing COVID-19 pandemic throughout the entire process. These challenges created opportunities for new ways of engaging York residents. While there were in-person activities, including the Plan launch public event in July 2021

and the September 2021 Open House at the York Community Auditorium, many of the meetings were hosted and open to the public online. We saw York residents participate in these meetings from their living rooms and even from their gardens, holding children (or pets). All Steering Committee meeting recordings were posted on the Town website, and all meeting materials and discussion notes were available on the Comprehensive Plan project website. Specific details about engagement activities can be found in Chapter 3: Engaging the York Community. Details of community feedback are provided for each topic area in Chapter 5 and Appendices.



HOW TO USE THIS PLAN

This Comprehensive Plan is designed to be accessible to everyone as a clear, concise road map for future Town decisions. There were thousands of hours of work, meetings, research, discussions, writing, and re-writing that went into this Plan. This work is the foundation for this 93-page main document. The result is a Plan that looks different from York's amended 1999 Comprehensive Plan, with a concise, reader-friendly main document and multiple appendices with background information and state checklists. You have several ways to access this Comprehensive Plan, depending on your interests or needs:

1. **I want key takeaways.** Read the Executive Summary at the beginning of this Plan, which is also available as a separate document.
2. **I want to know what goals and strategies are recommended.** Read Chapter 5: Goals, Policies & Strategies for all strategies to achieve the Plan goals.
3. **I want an understanding of the entire Comprehensive Plan process and outcomes.** Read Chapters 1 through 7, the main body of the Comprehensive Plan.
4. **I want to dig into the background data and information that went into creating this Plan.** The appendices at the end of the Comprehensive Plan provide in-depth information on current conditions in all the Plan elements (Appendix A), fiscal implications (Appendix B), background information on the Future Land Use Plan (Appendix C), details on implementation actions (Appendix D), community engagement efforts (Appendix E), the York Water District Public Water System Report for this Plan (Appendix F), a list of maps found in this Plan (Appendix G), and how the Plan meets state certification requirements (Appendix H).

Read on to Chapter 2 for information on the vision for York and the goals for this Plan.

ENDNOTES

- 1 These Plan elements are combined into the eight strategy topic areas in Chapter 5. Population & Demographics and Existing Land Use are only in Appendix A: Current Conditions; the data and analyses from these elements informed all of the topic areas. Fiscal Capacity & Implementation is discussed in Chapter 7: Implementation and in Appendix B: Fiscal Capacity & CIP.
- 2 State of Maine 30-A M.R.S.A §§ 4312 – 4350.

The Project Website offered the community opportunities to make comments on the town map, answer questions, and access all project materials.



At CompFest! in July 2021, community members visited topic area stations and left comments, completed surveys for raffle prizes, and enjoyed good food!



2

Vision & Planning Goals



STATEMENT OF PURPOSE

This Comprehensive Plan considers the varied needs and desires of our community with the goal of improving our quality of life and shaping our future. Change will occur whether we plan for it or not. This Plan seeks to protect the things we love while working toward a future that carefully considers differing points of view.

Our future, then, is about balance. Our community has prioritized natural resource protection and conservation as a core goal for the Comprehensive Plan while also expressing a desire for a greater variety of housing choices (costs, sizes, types) to ensure York thrives as a community that provides housing throughout our citizens' lifespans, and that people who work in York can afford to live in York.

Protection of our natural resources is critical, not only for habitat preservation and recreational opportunities they provide, but also for their role in helping our town adapt to climate change. The ability of our forests, rivers, and marshlands to store carbon also assists us with our commitments to reduce our greenhouse gas emissions and to do our part to slow global warming.

Housing is linked to the economy and York, like every other coastal town in Maine, suffers from a labor shortage. Increasingly, the diversity of businesses and amenities that we want to see as part of our daily lives—restaurants, independently owned and unique shops, services that help us maintain our health and improve our homes, as well as activities we enjoy throughout the year—is challenged by the lack of affordable housing that limits the ability of employers to attract the workforce we need for the services we want.

The visitors who come to explore our history and enjoy our beautiful beaches and forests support and enable the range of businesses we enjoy. Some stay and build homes for year-round and part-time residence, and the tax revenue from these dwellings supports our quality of life. At the same time, we wish to manage the impacts of tourism in our community such as traffic congestion, a housing shortage, and lack of parking.

The cost of doing nothing is great. Without clear policies and proactive strategies, there will continue to be conflicts between recreational and commercial uses of our waterways, current residents will find it increasingly difficult to find suitable housing to age in our community, and families who help our school system thrive will settle elsewhere. Our neighbors and local workers, and perhaps even ourselves, will be unable to find the housing, goods, and services we desire now, and as our needs change in the future.

The 20 Plan goals, taken together, provide a balanced approach to shaping the future of York. While some goals may appear to be inconsistent with each other, they complement each other when implemented through a cohesive and thoughtful approach. Each of the Plan's goals and resulting strategies must be viewed within the larger context of all goals with a careful consideration of overall land use policies. Each strategy has many filters—land conservation and preservation, adaptation to climate change, providing housing choices for our residents and workers, managing the impacts of tourism, and more. Charts in Appendix D show how the strategies in this Plan service multiple goals and work together to shape the best possible future for our town.

COMPREHENSIVE PLAN GOALS

These goals were developed from community feedback. Read on to Chapter 3 for details on how we reached out to the community during the planning process.

01 Foster a socially and economically diverse population in the town.

York is home to residents of all ages and seeks to be a welcoming community. Providing support and housing choices for those who work in York, are starting families and careers, and older residents wanting to age in community are important to maintaining the vibrancy of our neighborhoods and schools.

02 Ensure the needs of York's increasing older adult population are met.

York's population is older, on average, than the county's and the state's, and the proportion of older adults has been growing. Meeting the social, housing, transportation, and service needs of older adults is critical for allowing York residents to age in community.

03 Protect the quality and quantity of water resources in order to ensure the safety and affordability of public and private supplies of fresh drinking water.

The supply of our drinking water depends on minimizing pollution discharges and stormwater runoff, improving water quality, educating landowners, and cooperating regionally to protect water resources.

04 Preserve, protect, and enhance all natural resources, including wetlands, wildlife and fisheries habitat, sand dunes, shore lands, scenic vistas, and forests.

Our natural resources are a key characteristic of our town. Identifying and protecting high value natural resources and increasing public awareness of them and coordinating with local organizations and neighboring communities on conservation and protection efforts will help preserve our natural environment.

05 Safeguard agricultural and forest resources from development that threatens those resources.

Protecting existing prime farmland and forests, supporting farming and forestry and encouraging their economic vitality, and ensuring that those who want to farm in York are able to do so are all actions that will preserve our unique resources.

06 Preserve, protect, and enhance marine resources. Balance competing uses of waterways, lakes, ponds, rivers, and other natural areas in ways that are consistent with health and safety, economic sustainability, and conservation.

As a coastal community, York's marine resources, including its harbors, beaches, parks, estuaries, and coastline areas, are essential to life here. Protecting, maintaining, and improving marine habitat, water quality, harbor facilities, and public access, while balancing uses and limiting adverse impacts, are all integral to preparing for the future.

07 Support the potential for responsible increased use of, and access to, recreational resources to meet the needs of users while maintaining protections of critical habitat and drinking water.

York is home to many recreational amenities, including its beaches, fishing and boating opportunities, parks and walking paths, large trail systems and nature preserves, and recreational programming for various age groups. Future enjoyment of these resources depends on balancing recreational access with protecting natural resources.

08 Preserve York's historic and archaeological resources.

The town's history is a key characteristic of York. Buildings, stories, archaeological sites, and the Museums of Old York are major town assets and points of pride for residents. Actively working toward preserving and encouraging adaptive reuse of these resources, where appropriate, will be key to protecting our character and history.

09 Minimize impacts of vehicular traffic and reduce vehicle miles traveled (VMT) in York.

Providing an efficient public transportation system, improving safety and opportunities for walking and biking, and planning for land use patterns that minimize total VMT can greatly improve quality of life for residents and help reduce greenhouse gas emissions.

10 Improve and expand York's physical, digital, and social connections.

Providing for more ways to travel in town, connecting to regional destinations, improving resident access to technology, and expanding opportunities to connect with neighbors strengthens our community connections in multiple ways.

11 | Optimize and increase resources and capacity for recreation, social programming, and activities for the York community.

Expanding access to existing spaces, supporting the development of new spaces, and increasing options for activities and programming supports our community and connects us to each other.

12 | Manage impacts of tourism and ensure benefits to residents.

The Town receives significant benefits from its tourist economy, including a robust tax base from second homes. Impacts of peak tourist season, including the high levels of vehicular congestion and demands on parking, restaurants, beaches and other natural areas, will need managing to maintain and improve residents' quality of life.

13 | Support the retention, growth, and diversification of York's economic base, including expansion of year-round employment, living wage jobs, and growing industries.

Promoting an economic climate that expands the types of local businesses will help to increase job opportunities, contribute to overall economic well-being, and provide year-round services and activities to residents.

14 | Strengthen, expand, and support community-oriented business opportunities.

Encouraging and enhancing the vitality of York's businesses will expand the supply of goods, services, and other benefits to residents. Community-oriented businesses include shops, healthcare, dining, social events, arts and music spaces and offerings, enrichment spaces, and recreation.

15 | Encourage and promote a variety of types and prices of housing opportunities.

The ability to attract a diverse spectrum of full-time residents who can live and work in York is hampered by limited housing choices and prices that are increasingly unaffordable for many. Adopting housing policies and actions that encourage a variety of sizes, types, prices, and ownership and rental opportunities will help residents to live in the community throughout their life span and allow people who work in York to live in York.

16 | Prepare for impacts of climate change.

The changing climate, with sea level rise, warmer air and water temperatures, and more severe precipitation and storm events, threatens our health and safety, quality of life, the natural environs of the town, the tourism economy, and our tax base. Ensuring that York can adapt and thrive in the midst of climate change will be key to preserving the vibrancy and economic resilience of our town.

17 | Implement policies to reduce greenhouse gas (GHG) emissions according to the Town's commitments.

In 2019, the Town Selectboard joined the Global Covenant of Mayors for Climate and Energy and made a commitment to reduce York's GHG emissions by 50% by 2030 and 100% by 2050 from 2010 levels. Reducing residential building and passenger vehicle emissions—our largest contributors to GHG emissions—will help us meet those commitments and improve our quality of life.

18 | Ensure sufficient municipal facilities, infrastructure, and capacity to meet the changing needs of the community.

Encouraging economic development and accommodating changing demographics requires planning, well-trained staff, financial capacity, and an effective system of public facilities and infrastructure. Together, these measures also support the Town in meeting goals of climate change adaptation, GHG emissions mitigation, implementation of the Comprehensive Plan, and other initiatives as approved by voters.

19 | Improve coordination with local and regional entities and maintain, expand, and improve partnerships among public and private groups.

York is fortunate to have many local non-profits, quasi-municipal agencies and regional partners working on common interests and goals, including the Southern Maine Planning and Development Commission (SMPDC). Working regionally and collaboratively will ensure the Town reaps the benefits of available expertise, funding opportunities, and efficiencies of scale.

20 | Strive for excellence in education and learning opportunities for York school students and residents of all ages.

The community recognizes the importance of life-long learning. Maintaining a quality curriculum and school experience, as well as supporting learning opportunities for residents of all ages, will enhance quality of life in town.



3

Engaging the York Community

chapter 3 ENGAGING THE YORK COMMUNITY

ENGAGING THE COMMUNITY – OUR PROCESS

This process was guided by the Comprehensive Plan Steering Committee, whose 14 members were appointed by the Planning Board for their depth of experience, expertise, or interest in the various components of topics within the Plan. The COVID-19 pandemic shaped the form of public participation and events, and feedback opportunities included in-person and outdoor socially distanced events, online interactions, and a community survey to ensure that citizens could participate in ways most comfortable to them with the greatest convenience and safety in mind.

Over the course of the project, the Steering Committee held over 30 meetings which were open to the public in-person or via the Zoom online platform. Meetings were televised or live-streamed, and all recordings were immediately available for public viewing on the Town and project websites.

The project website was created with information on the planning process, questions for the public, an interactive mapping section, and a community forum for comments. An instructional video provided guidance on using the site and all project materials and presentations were posted for public access.

Public events and workshops included the CompFest! project launch, an indoor/outdoor event with games, food trucks, and poster stations in the summer of 2021, as well as a three-hour Open House and workshop discussion in the fall at the York Community Auditorium. A digital community survey was also conducted in October 2021. Postcards with the survey link were mailed to every registered voter and property owner in York, the link was published online and on social media, and paper copies of the survey were available at Town Hall to be picked up or mailed upon request. With 1,163 responses, the survey respondents were broadly representative of the demographics of the community and had a confidence level of 95% with a 3% margin of error.

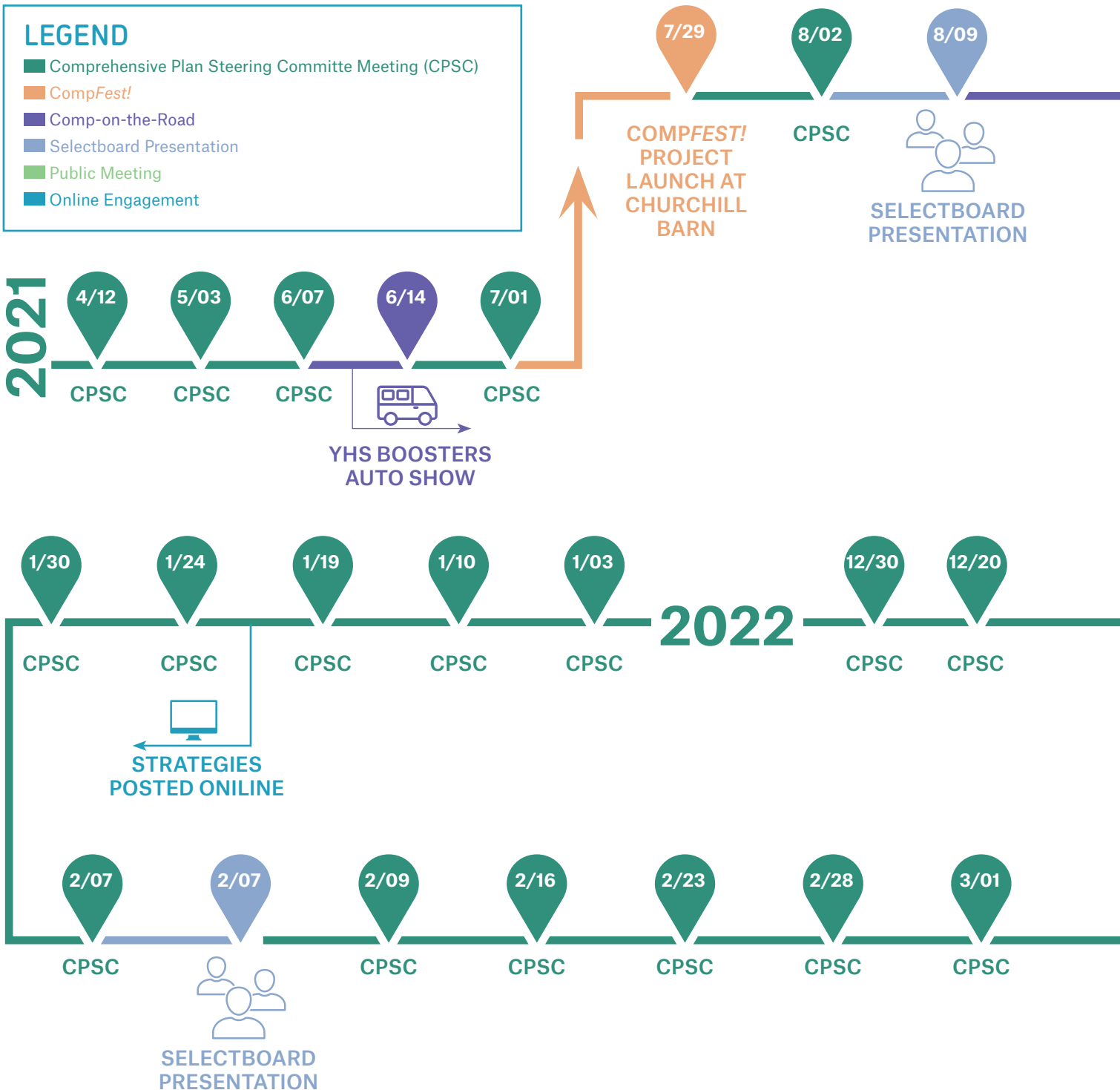


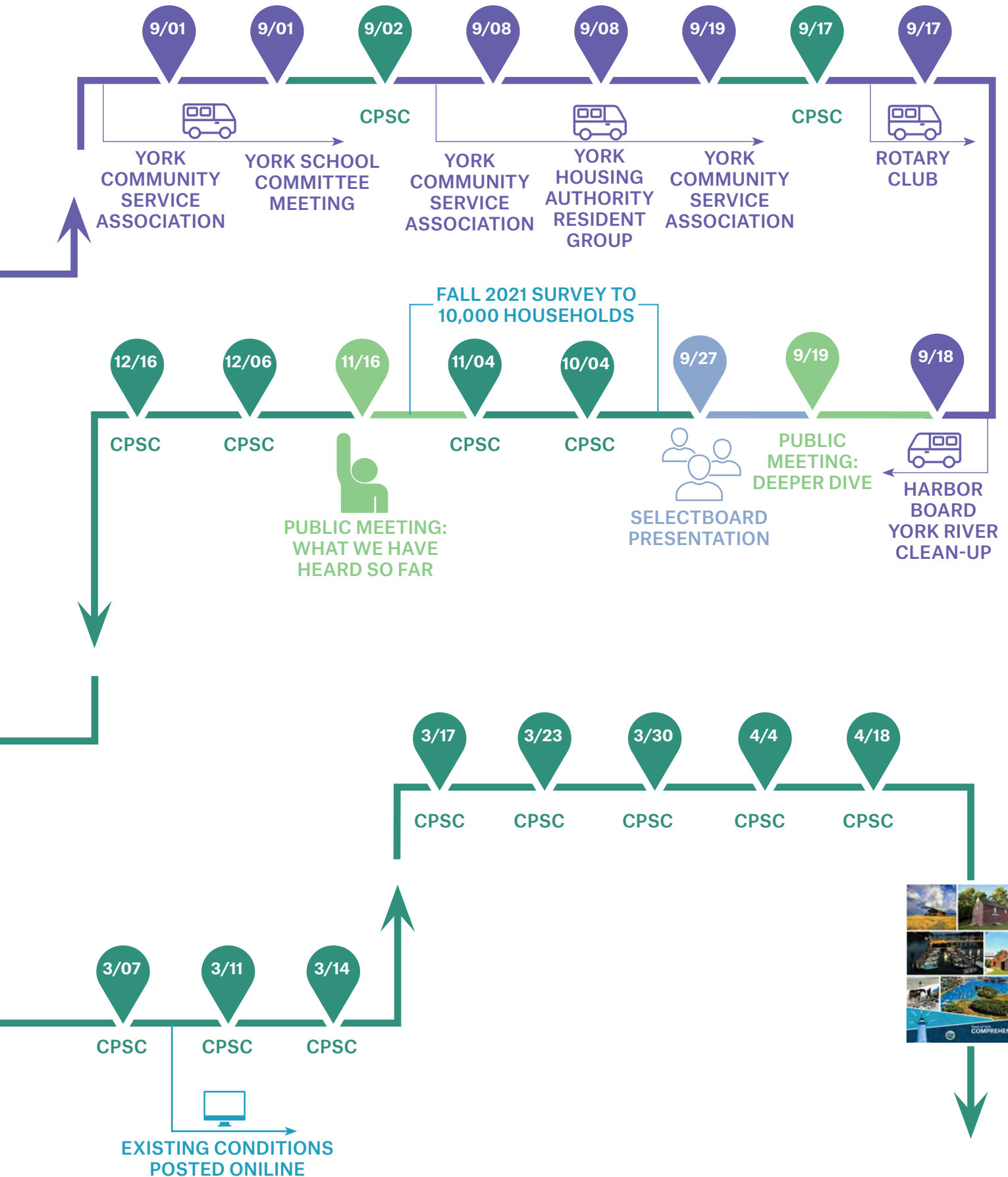
Community engagement at CompFest! in July 2021

COMMUNITY ENGAGEMENT TIMELINE

The consultant tabulated feedback consisting of comments on topic boards at *CompFest!*, the Current Conditions Open House and Presentation, the Community Survey, and online engagement through the project website, which was then presented to the public in November 2021. Throughout December, the Steering Committee

used the community's comments and observations to develop the 20 goals of this Plan. During the subsequent development of strategies to achieve the goals, feedback summaries, in particular the Community Survey that was widely representative of the town, were provided in each topic area as context for the Committee's decisions.





SUMMARY OF COMMUNITY ENGAGEMENT



WHAT THE COMMUNITY SAID

While feedback varied, overall themes emerged during the Comprehensive Plan process that are worth noting here as these themes have shaped the vision and goals for this Plan.

Strive for balance:

- Keep land conservation a priority while expanding housing choices for York residents.
- Continue to enjoy a robust tax base while managing impacts of tourism.
- Attract young families and professionals to our town, and enable older adults to age in their community.
- Ensure commercial uses of our waterways and enhance recreational access where possible while protecting natural areas from overuse that threaten water resources.
- Support a strong tourism economy while maintaining quality of services and access for residents to town recreation and amenities.

- Maintain high-quality public facilities, services, programs, and infrastructure to support a thriving and connected community.
- Ensure the needs of York's increasing older adult population are met.
- Consider climate change, including climate change adaptation and greenhouse gas emissions reduction measures, in Plan strategies and throughout York's policies and decision-making.
- Protect and celebrate York's historic and archaeological resources.
- Continue and expand the Town of York's collaboration and coordination with local and regional entities, as well as public and private groups.

Detailed community feedback can be found in Chapter 5, organized by Plan topic area. The complete report of community engagement is included in Appendix E and each Current Conditions document in Appendix A also includes feedback highlights. Read on to Chapter 4 for a snapshot of York today, with information on population and demographics and projections for the future.



4

York's Community Today

chapter 4 YORK'S COMMUNITY TODAY... AND LOOKING AHEAD



OUR COMMUNITY

York is a community of over 13,000 year-round residents on the coast of Maine. With beautiful beaches, large areas of forest, some of the highest levels of biodiversity in the state, and historic villages and buildings, the town offers a high quality of life to residents. York's natural and historic features also attract part-time residents and short-term visitors.

When asked about important elements for a vision for the town in the Fall 2021 Community Survey, the most common response from residents was "community." This theme of community recurred throughout the planning process and is reflected throughout the goals, strategies, and policies of the Plan. Below is a snapshot of York's community today, trends, and expectations for the future.

What are important things to know about our population now and what can we expect in the future?

The number of households has been increasing but the average household size is decreasing.

School enrollment has slowly declined, along with the number of young families who live in York.

Poverty rates are highest for residents 65 years and older.

York's seasonal population and households have grown rapidly over the past decade.

York will continue to have a population that is older than the county and state; the population aged 60 and above is expected to grow as a proportion of the total community.

York will continue to see steady and moderate year-round population growth.

Despite having a much higher median income compared to the county and state, a surprising number of York households are housing cost burdened, which means they spend more than 30% of their income on housing-related expenses.

YORK'S POPULATIONS

York's seasonal population and households have grown rapidly over the past decade, by 46% and 38%, respectively.

A unique characteristic of York is the three populations that contribute to our town: year-round residents, our seasonal population, and our peak summer population.

York has experienced a slow overall year-round population growth over the past decade, growing from 12,720 residents in 2010 to 13,070 in 2019, a 2.8% increase. The number of households grew by 7.9% during that time, with average household size decreasing from 2.37 to 2.27 over the same time period (due in particular to a decline in household sizes among renters).

Year-round residents consider York their primary residence.

Seasonal population refers to those who live in York but consider another place their primary residence. The "total seasonal population" includes both year-round residents and those who live in York for only part of each year.

Peak summer population includes year-round and seasonal residents, as well as those who visit in the summer for shorter stays.

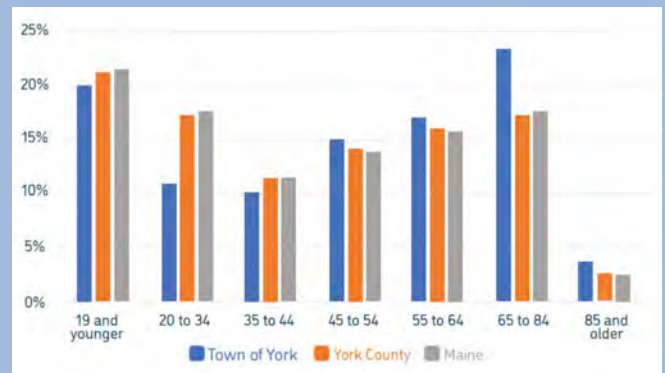
MEDIAN AGE

York has an older population than York County and the State.

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.

At approximately 23%, York has a much higher percentage of residents aged 65 to 84 years than the rest of the county or the state (Fig. 1). At the same time, York has fewer young adults between the ages of 20-34 years compared to the county or state.

Figure 1. Population by Age, Town of York, York County, and Maine, 2019



Source: 2019 Five-Year American Community Survey U.S. Census.

MEDIAN HOUSHOLD INCOME

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).

Poverty rates are highest for those 65 and older in York

Among all age groups, poverty rates are highest for those 65 and older, which is a growing proportion of the population (Table 1).

Many in York are Housing Cost-Burdened

Even with a high median household income, a high percentage of renters in York in 2019 had housing cost-burdens (44.9%), as did 22.9% of homeowners. The percentage of renters and homeowners who were housing cost-burdened declined between 2011 - 2019.

Table 1. Household and Resident Well-Being Indicators for York, York County, and Maine, 2019

| 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 Bachelor's 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 U.S. Census.

POPULATION GROWTH

Making the reasonable (but not definitive) assumption that 25 units of seasonal housing will convert to year-round every year starting in 2021, York's year-round population could increase from 13,247 in 2021 to 14,697 in 2031 and to 15,422 in 2036.

AGING POPULATION

A Growing Proportion of Residents will be 60 Years and Older

While all age groups will likely see an increase in numbers, the largest percentage increases will likely be in those age 60 and over (Table 2). 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.

Table 2. Town Population by Age Group (2015-2031)

| | 2015 | 2019 | 2031 (Estimated) | 2019-2031 Estimated Increase |
|-------------------------|---------------|---------------|------------------|------------------------------|
| 5 to 14 years | 1,361 | 1,391 | 1,514 | 8.8% |
| 15 to 17 years | 382 | 634 | 1,558 | 145.7% |
| 15 to 44 years | 3,561 | 3,577 | 3,762 | 5.2% |
| 16 years and over | 10,886 | 11,069 | 12,052 | 8.9% |
| 18 years and over | 10,593 | 10,660 | 11,243 | 5.5% |
| 60 years and over | 4,095 | 4,646 | 6,672 | 43.6% |
| 65 years and over | 2,760 | 3,543 | 6,364 | 79.6% |
| 75 years and over | 1,183 | 1,375 | 2,072 | 50.7% |
| TOTAL POPULATION | 12,717 | 13,070 | 14,697 | 12.4% |
| Median age (years) | 50.3 | 52.2 | 56.0 | 3.8 |

Source: 2019 Five-Year American Community Survey U.S. Census and Levine Planning Strategies.



SEASONAL AND YEAR-ROUND

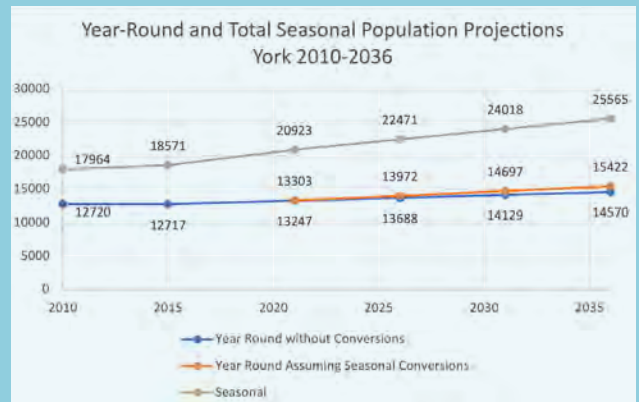
Both year-round and seasonal residents are expected to increase from 2021-2031 (Fig. 2).

York's year-round population is projected to increase from 13,247 in 2021 to 14,697 in 2031, assuming some seasonal housing conversion.

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 24,018 by 2031.

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.

Figure 2. Year-Round and Total Seasonal Population Trends and Projections for York (2010-2036)



Source: U.S. Census American Community Survey and Levine Planning Strategies.

“York has a strong community closeness, village feel, and embraces natural/wild/open spaces”

(Fall 2021 Community Survey)



Photo Credit: Robin Kerr Parks & Recreation



Photo Credit: David McCarthy

SCHOOL ENROLLMENT

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 (Table 3). The number of adults aged 20 to 39 also

decreased by 13.7%, suggesting a continuing trend of fewer young families.

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 of 258 students and a projected change of -13.75%.

Table 3. 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 |
|-------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------------|--------------------|
| # Students | 1876 | 1850 | 1846 | 1826 | 1788 | 1746 | 1746 | 1729 | 1684 | 1639 | 1627 | -249 | -13.27% |

Source: York School Department

“Beautiful place to live and raise a family.”

(Project Website kick-off survey)

For other information on aspects of York, the Current Conditions documents in Appendix A contain more extensive population and demographic information as well as details on a range of characteristics of York including our Housing, Economy, Natural Areas, Recreation, Transportation, Town Resources, and Historic and Archaeological Resources.



Photo Credit: Geneve Hoffman and Williams Realty Partners



5

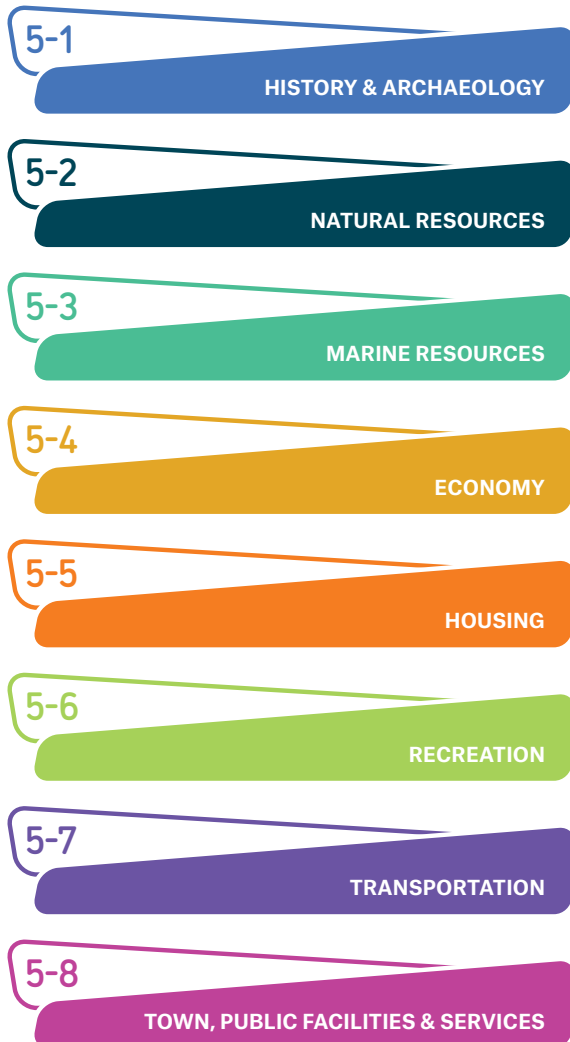
Goals, Policies & Strategies

chapter 5 GOALS, POLICIES & STRATEGIES

OVERVIEW

The 20 goals of this Plan support the York community's overall vision for the next 10-15 years. This chapter is the core of the Plan and contains the 203 strategies spread across eight topic areas that support multiple goals and maximize the benefits of planning comprehensively.

On the following pages, there is a section for each topic area:



Each of these Plan topic areas offers the following information:

- A brief **description** of what is included in the topic area.
- **Highlights of Current Conditions** (the full information can be found in Appendix A).
- **A Sample of What the Community Said** (Appendix A and Appendix E have detailed information).
- **Terms to Know** provide definitions of elements in the strategies that may not be common knowledge.
- **Policies and Strategies** – these are York's strategies to achieve the 20 goals of this Plan. Charts illustrating which strategies meet the 20 Plan goals are included in Appendix D. State-required strategies have been incorporated here and are referenced at the end of applicable strategies in parentheses indicating the state topic area and strategy number. The checklist in Appendix H cross-references all policies and strategies to the state criteria.
- **Endnotes for Chapter 5 appear on page 73.**

THE 20 GOALS OF THE COMPREHENSIVE PLAN

The strategies in each topic area indicate the goals they address, and at the end of each topic area, and charts in Appendix D show how the strategies for each topic area address multiple goals.

1. Foster a socially and economically diverse population in the town.
2. Ensure the needs of York's increasing older adult population are met.
3. Protect the quality and quantity of water resources in order to ensure the safety and affordability of public and private supplies of fresh drinking water.
4. Preserve, protect, and enhance all natural resources, including wetlands, wildlife and fisheries habitat, sand dunes, shore lands, scenic vistas, and forests.
5. Safeguard agricultural and forest resources from development that threatens those resources.
6. Preserve, protect, and enhance marine resources. Balance competing uses of waterways, lakes, ponds, rivers, and other natural areas in ways to be consistent with health and safety, economic sustainability, and conservation.
7. Support the potential for responsible increased use of, and access to, recreational resources to meet the needs of users while maintaining protections of critical habitat and drinking water.
8. Preserve York's historic and archaeological resources.
9. Minimize impacts of vehicular traffic and reduce vehicle miles traveled (VMT) in York.
10. Improve and expand York's physical, digital, and social connections.
11. Optimize and increase resources and capacity for recreation, social programming, and activities for the York community.
12. Manage impacts of tourism and ensure benefits to residents.
13. Support the retention, growth, and diversification of York's economic base, including expansion of year-round employment, living wage jobs, and growing industries.
14. Strengthen, expand, and support community-oriented business opportunities.
15. Encourage and promote a variety of types and prices of housing opportunities.
16. Prepare for impacts of climate change.
17. Implement policies to reduce greenhouse gas (GHG) emissions according to the Town's commitments.
18. Ensure sufficient municipal facilities, infrastructure, and capacity to meet the changing needs of the community.
19. Improve coordination with local and regional entities and maintain, expand, and improve partnerships among public and private groups.
20. Strive for excellence in education and learning opportunities for York school students and residents of all ages.

Other Comprehensive Plan elements are not included in this chapter but provide background information or are woven across chapters and approaches:

- **Population & Demographics** – Found in Chapter 4 and Appendix A1, and used as the basis for Current Conditions and addressing trends.
- **Existing Land Use** – Found in Appendix A10 and used to make assessments about future goals and land capacity.
- **Fiscal Capacity & Capital Investment Plan (CIP)** – Background information provided in Appendix B and information on Plan impacts is listed in Chapter 7: Implementation and the detailed Chart in Appendix D.
- **Climate change considerations** are woven throughout the topic areas and throughout Appendix A Current Conditions sections.

Chapter 7 provides information on Plan immediate action strategies, Town capacity, and overall implementation information.



HISTORY & ARCHAEOLOGY

Historic Buildings • Landscapes • Villages • Archaeological Sites

CURRENT CONDITIONS HIGHLIGHTS

For complete current conditions, including community feedback, see Appendix A2.

- **Four Historic Districts on the National Register of Historic Places:** York Cliffs Historic District, York Historic District, Boon Island Light Station, and Brave Boat Harbor Farm.
- **13 buildings on the National Register of Historic Places.**
- **Three Local Historic Districts, 18 local historic landmarks, and one local historic site.**
- **23 known prewritten history* archaeological sites in York.**
- **207 known written history* archaeological sites in York.**
- **Sites estimated to be five to seven thousand years old.**
- **Some of the earliest English archaeological sites in the State of Maine.**
- **Old York Historical Society is caretaker for a number of historical structures and is the town's main non-profit promoting York's History and preserving key historic buildings.**

*Note on Terminology

The term "prewritten record history" is used to describe resources and history before 1600 and "written record history" to describe from 1600 onward. The use of this language is an attempt to balance the telling of York's stories and history; much of the Native American history of the town was never written down but survived as oral history.



Photo Credit: Jeff Levine



A SAMPLE OF WHAT THE COMMUNITY SAID¹

Survey Results

- 56% believe preserving the town's historic character, buildings, and spaces should be an overall priority of the plan (second highest ranked priority in the survey); 62% think the Town should devote more resources and increase existing regulations to protect historic structures and sites.

Other Feedback:

- 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.
- There is disappointment that a measure (specified in the Town's amended 1999 Comprehensive Plan) to extend the Village Historic District was not placed on the ballot for voter discussion and vote.


- Most privately-owned historic structures in the Historic District are under threat, and demolition delays (60 days) often result in demolition with no other solution to save buildings.
- Historic tax credits² are available but have not been used, presumably due to the amount of paperwork and other aspects involved and the low amount of the credit (10% of project cost).
- No current capacity, including staff and funding (Town or Old York Historical Society), to offer programming and education that can help make residents aware of the town's historic resources and perhaps support their adaptive reuse and preservation.

Varied Feedback: Quotes from meetings, online engagement, and the Community Survey:

- "York is one of the most beautiful places in the world. Its preservation of the past in this incredibly beautiful setting should be the town's top priority." (Project Website Map Comment)
- "Maintain historical ambiance of York." (Fall 2021 Community Survey)



STRATEGIES

Relevant goals are shown in parentheses at the end of the strategy. Strategies involving regional or state coordination/collaboration are indicated with a 

1.1 Support an inventory and general assessment of historic resources in the town.

- a. Work with the Historic District Commission, local or county historical society, and/or the Maine Historic Preservation Commission to plan for a comprehensive community survey of the community's historic and archaeological resources, including information on possible historic significance, property and building condition, and ownership/contact information. (HA.S3)
- b. Support efforts to maintain an up-to-date inventory, recording changing conditions and transfers of ownership.

(Goal 8) 

1.2 Support efforts to identify high priority properties for protection, conservation, and acquisition. Develop criteria for assessment which might include considerations for such things as: level of endangerment, opportunities for acquisition (underutilized, for sale, abandoned), importance to the story of York and/or state history. (Goal 8)

1.3 Support a regular outreach program, conducted by the Historic District Commission or other entity, to contact owners of historic properties. The program would provide information on available technical assistance, funding and financing, and tax credits. Outreach can also include a regular survey to understand owner needs and judge effectiveness of preservation programs and assistance efforts. (Goal 8)

1.4 Use the historic inventory and general assessment, as well as feedback from any property owner surveys, to inform Town policies. Use this feedback to consider preservation incentives and set priorities for possible publicly funded purchase, restoration, and protection. (Goal 8)

1.5 Support the formation of a new organization or expand the mission of an existing non-profit to conduct town-wide advocacy, identify grants and funding opportunities, provide education, and offer technical assistance (guidance on use of Historic Tax Credits, energy efficient updates to properties, etc.), and other resources for owners of historic and older properties in York to encourage and support preservation and adaptive reuse. (Goal 8)

1.6 Support the expansion of historic resources, histories, and destinations for visitor and resident activities in York through local and regional collaborations. Consider the following:

- a. Increase awareness of historic resources in the town through additional signage, historic markers, information pamphlets and online marketing tools.
- b. Incorporate untold historic narratives of indigenous people and slavery into tours, written information, etc.
- c. Create historic trails highlighting York's history.
- d. Support enhanced offerings by the York Public Library, the Old York Historical Society, and the York Public Schools.

(Goal 8)

1.7 Evaluate the local Historic Tax Credit application process and consider streamlining or simplifying the requirements. Evaluation of the current program could be supported by an owner survey identifying barriers to applying for the tax credit. (Goal 8)

1.8 Consider expanding the York Center Historic District, using current Town map of proposed expansion and the 2018 Survey of Properties as a guide (see Fig. 11 map in Appendix A2: History & Archaeology Current Conditions page 34). (Goal 8)

1.9 Consider increasing Town administrative and other support for the Historic District Commission, including space for document archives and resources to meet state and local standards. (Goal 8)

1.10 Support the reactivation of the Historic Markers initiative. Considerations for reactivation should include:


- a. Determine which entity or Town department will have responsibility for the markers and program implementation and management.
- b. Complete inventory and visual documentation of existing markers.
- c. Prioritized plan and criteria for new markers.
- d. Marker maintenance plan.

(Goal 8)

1.11 Work with local and state archaeologists to determine priority sites (historic and prehistoric) and better prepare for potential threats such as development, climate change, and sea level rise. Work should include:

- a. Review of the “Short Sands Shipwreck Project Documentation and Analysis”, prepared for the State Historic Preservation Commission in 2018, and determine what recommendations, if any, to implement.
- b. Identification of funding sources such as Federal grants available to Certified Local Governments (CLGs) for survey and inventory work.
- c. Preparation for designation of Wild and Scenic status for the York River which will create opportunities for grants and funding for an archaeological survey of the York River corridor. 

(Goal 8)

1.12 Join state-wide efforts to address how to protect architectural and archaeological resources in low lying areas (Atlantic coast, York and Cape Neddick River areas) that are threatened by sea level rise and inland flooding. (Goal 8) 

1.13 Partner with local non-profits such as the York Land Trust to preserve important archaeological sites in York. Consider acquiring ownership or easements to protect the archaeological sites included in the Cider Hill Archaeology District and other archaeological sites. (Goals 8, 19)

1.14 Amend ordinances to require subdivision or non-residential development projects to take appropriate measures to protect known historic archeological sites and areas sensitive to prehistoric archeology, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation. (Goal 8) (HA.S1)

1.15 Amend land use ordinances to strengthen requirements for the Planning Board to incorporate maps and information provided by the Maine Historic Preservation Commission into its review process. (Goal 8) (HA.S2)



REGIONAL COORDINATION

Regional and state coordination strategies, as shown above, are 1.1, 1.11, and 1.12.

See Chapter 7: Implementation for a general statement of regional and state coordination across all topic areas and strategies of the Plan.



NATURAL RESOURCES

WATER, FOREST & AGRICULTURE, & NATURAL RESOURCES

Wildlife Habitats • Sand Dunes • Wetlands • Conserved Lands • Agriculture and Forests • Water Quality³ • Climate Change Threats

CURRENT CONDITIONS HIGHLIGHTS

For complete current conditions, including community feedback, see Appendix A3.

Wildlife Habitats

- Home to some of the highest biodiversity in Maine.
- Three Beginning with Habitat (BwH)⁴ Focus Areas of Statewide Ecological Significance: Brave Boat Harbor – Gerrish Island, Mt. Agamenticus, and the York River headwaters.
- Significant wildlife habitats, including Candidate Deer Wintering Area, Inland Waterfowl and Wading Bird Habitat, Wildlife Wetlands, Shorebird Areas, Tidal Wading Bird and Waterfowl Habitats, and Significant Vernal Pools.
- Particularly around the Mt. Agamenticus area, the state has classified many areas as buffers for endangered, threatened, and special concern species habitats as well as rare plant communities.

Undeveloped Blocks

- An extensive, undeveloped block of forested open space, essential to York's rich biodiversity, surrounds Mount Agamenticus and the watersheds of the York and Kittery water supplies.
- At 2,500 acres and above, unfragmented blocks generally do not 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.⁵

Sand Dunes

- The state has identified two coastal sand dune systems: along Long Sands Beach and along Short Sands Beach. Dunes buffer inland areas from storms, provide important wildlife habitat, and enhance the scenic beauty of the coastline.

Wetlands

- 57% of York's wetlands have been found by the state to have "Values at a Significant Level" for flood flow function.

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.
- Natural resources provide opportunities for carbon sequestration (absorbing carbon dioxide from the atmosphere). The management, preservation, and expansion of these lands can be key components of York's climate action planning and strategies to reduce greenhouse gas (GHG) emissions.

Conserved Lands and Collaborative Efforts

- There are approximately 9,000 acres of conservation land and easements in York. The vast majority of conservation land in York is located in the greater Mt. Agamenticus area, although there are significant holdings throughout town.
- 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 Mt. Agamenticus to the Sea Conservation Initiative (MtA2C) has targeted 15,086 acres of open space within its focus area across York and neighboring towns.
- On December 1, 2020, a bill was introduced in the U.S. Senate to designate York River as ‘Wild and Scenic.’ The Bill must be passed by Congress and signed by the President to achieve designation.

Threats to Natural Resources

- Residential development in rural or high value natural resource areas is the largest threat to natural resources.
- Historical development patterns included development in environmentally unstable areas, such as on coastal dunes and in the former marshlands behind the dunes. Sea level rise will contribute to worsening erosion and other problems.
- Threats from growth pressures and development include groundwater pollution, lack of biodiversity from habitat loss, worsened flooding problems, overcrowding of harbor and other waters.

Policies and Regulations

- Policies, regulations, and other tools protecting natural resources in York include the following: 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 Review; York Shellfish Conservation Ordinance; State’s Current Use Tax Laws, and other development and performance standards.

A SAMPLE OF WHAT THE COMMUNITY SAID⁶

Survey Results:

- 90% listed Natural Resources as ‘very important’ to quality of life.
- Conserving forests, open space, and land ranked as the top priority of the Comprehensive Plan (57%), and protecting the town from the impacts of climate change ranked third (45%).
- 80% said local and regional efforts to conserve and protect natural resources in York are ‘very important.’ Only 3% ranked conservation efforts as ‘not important’.
- 70% believe York’s beaches and oceans are the most vulnerable natural resources. Other top vulnerable areas included forests and wildlife habitats (62%), the York River and Harbor (60%), and waterfront areas including the Cliff Walk (60%).

Other Feedback:


- The Mt. Agamenticus area and York’s existing forests and tree canopy are among the town’s most valuable natural resources and warrant proactive preservation efforts.
- Achieving a balance between recreational users, commercial users, and conservation/ protection of these resources is important.

Varied Feedback: Quotes from meetings, online engagement, and the Community Survey:

- “York has a natural beauty that is a mixture of country roads, it’s own mountain, varied waterfront areas. It is an attraction in all seasons.” (Blue Sky Survey)
- “I believe we need to step up our effort to prepare for rising sea levels and do all we can to avoid further hurting the environment.” (Summer 2021 Blue Sky Survey)



STRATEGIES

Relevant goals are shown in parentheses at the end of the strategy. Strategies involving regional or state coordination/collaboration are indicated with a 

2.1 Work with local and regional conservation organizations to identify high priority natural resources, open space, and recreational land to be conserved or protected. Prioritization criteria should be developed using the latest available data from the state and other sources. Criteria might include the following:

- a. Areas identified as priorities in the Beginning with Habitat⁷ co-occurrence maps that show areas that have multiple high-value natural resources.
- b. Continuity of wildlife corridors.
- c. Areas appropriate for intelligent forestry to maintain forest health and high conservation value forest or shrubland.
- d. Proximity to water bodies.
- e. Large tracts of undeveloped land.
- f. Areas adjacent to existing conservation land.
- g. Large tracts of land and land that can increase existing contiguous tracts in ecologically fragile and climate-vulnerable areas.
- h. High-value carbon storage⁸ areas.
- i. Land with high value in limiting impacts of sea level rise and storm surge. (R.S3-partial) 


(Goals 3, 4, 5, 6, 7, 16, 17, 19)

2.2 Support the protection and conservation of high priority natural resources, open space, and recreational land in the following ways:

- a. Work with local and regional conservation groups to pursue public/private partnerships involving purchases of land by Town or non-profits, or easements from willing sellers. (N.S6) (R.S3-partial)

- b. Develop a program of tools such as certification or Town policies.
- c. Promote a plan to annually review and place undeveloped property of high conservation value into permanent conservation status.


(Goals 3, 4, 5, 6, 17)

2.3 Establish a program to track and monitor land conservation status throughout York and coordinate with the York and Kittery Water Districts to ensure permanent protection of their lands from development and ensure the safety of water supply. (Goals 3, 4, 5, 6, 7, 16, 19) 

2.4 Study and amend zoning in the Rural Areas of the Future Land Use Plan to reflect land conservation and protection priorities. Continue to direct development to within the Growth Area boundaries and outside of resource protection districts. Consider adoption of new zones and/or revisions to current resource protection areas, including:

- a. Establishing Rural zones in place of the areas currently identified as General Development 1 (GEN-1) and General Development 2 (GEN-2) to reflect specific desired development characteristics.
- b. Creating a high-value conservation land protection overlay district for areas with critical or important natural resources and establishing overlay policies that protect areas of high conservation value including forests, native vegetation, scenic views, wildlife, streams and wetlands from destruction. (N.S2)
- c. Revising zoning regulations to limit development and to mitigate development impacts in areas that are contiguous to conserved land, are large undeveloped habitat blocks, and/or have high habitat/carbon sequestration value.
- d. Ensuring that land use ordinances are consistent with applicable state law regarding critical natural resources.⁹ (N.S1)

(Goals 3, 4, 5, 6, 7, 11, 16, 17, 18, 19)

2.5 Support the identification of key wildlife corridor areas and consider integrating information into local regulatory and non-regulatory resource protection approaches. Create development standards in these areas, to protect wildlife travel paths. (Goals 4, 5, 6) 

2.6 Evaluate the Town's existing Open Space Conservation Subdivision (OSCS) Zoning Development Ordinance and consider the following:

- a. Continue to require the early involvement of the Conservation Commission and local land trusts or other potential conservation easement holders.
- b. Identify opportunities to simplify the process; improve coordination among town staff, developer and conservation entities; and strengthen requirements. Changes might include:
 - i. Stricter standards for evaluation of site conditions, stormwater management, preservation of natural elements, and mechanisms for long-term maintenance.
- c. Identify opportunities to prioritize OSCS development town-wide by expanding the applicability of the Ordinance and defining appropriate requirements for different areas of town.
- d. Consider expanding options through the OSCS process to allow for protection of open space without a "qualified" conservation organization overseeing the open space, such as deed restrictions and include requirements for third-party inspections and maintenance.
- e. Increase the amount of open space required as part of subdivisions in Rural Areas.

(Goals 3, 4, 5, 6, 7, 16, 17, 18, 19)

2.7 In areas where appropriate, consider establishing standards (including performance standards) and a mechanism for administrative site plan review for construction not already being reviewed through site plan or subdivision processes:

- a. Establish clear review thresholds based on the level of construction.

(Goals 3, 4, 5, 7, 16, 17, 19)

2.8 Ensure all Planning Board decisions will strive to optimize conservation of natural resources while enabling development that has minimal environmental impacts and align with all town goals:

- a. Continue to require applicants to submit to the Planning Department pertinent Beginning with Habitat (BwH) maps and other information regarding critical natural resources as part of the application submission process.¹⁰ (N.S4)
- b. Consider revising regulations to incorporate Planning Board consideration of pertinent Beginning with Habitat (BwH) maps and information regarding critical natural resources as part of the review process.
- c. Continue existing requirements for subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources. If necessary, strengthen or add natural resource protection standards. (N.S3)
- d. Evaluate existing standards for private road construction and consider strengthening standards and/or changing the threshold for projects that require review by the Planning Board or Town staff in order to mitigate negative impacts to natural resources.


(Goals 3, 4, 5, 6, 7, 16, 17, 19)

2.9 In areas where appropriate, consider prioritizing non-residential development related to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations that would not have undue impacts on Rural Areas. (Goals 4, 5, 7, 13) (AF.S4)

2.10 Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with:

- a. Maine Stormwater Management Law and Maine Stormwater regulations which provide stormwater standards for projects that include one acre or more of disturbed area or may have a substantial effect on the environment (Title 38 M.R.S.A. §420-D and 06-096 CMR 500 and 502).¹¹
- b. Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds.¹²
- c. Maine Pollution Discharge Elimination System Stormwater Program,¹³ regulating pollution discharges. (W.S1)

(Goals 3, 4, 6)

2.11 Explore the applicability of the Shoreland Overlay Zone and/or opportunities to extend it when considering implementing recommendations from the Southern Maine Planning and Development Commission's 2018 *York River Watershed Study: Regulatory and Non-Regulatory Recommendations Report*.¹⁴ (Goals 3, 4, 5, 6, 16) 

2.12 Continue to protect public drinking supplies through the York Watershed Protection Overlay District and other protection mechanisms, as necessary. (Goals 3, 16, 18) (W.S4) (FLU.S4)

2.13 Continue to build protections for Scenic Points and Scenic Routes, including, but not limited to the points and views identified in Appendix A3: Natural Resources, into existing ordinances and review processes. (Goals 4, 5, 6)


2.14 Evaluate and, if necessary, improve the Farm Enterprise Overlay District to make inclusion in the district easier and more attractive to new and existing York farmers. (Goals 5, 13)

2.15 Evaluate and, if necessary, amend Town ordinances to clearly define and permit land use activities that support agricultural operations, such as roadside stands, greenhouses, and pick-your-own operations. (Goals 5, 13) (AF.S6)

2.16 Evaluate and, if necessary, amend Town ordinances to include clear definitions for small-scale farming and community gardening and make it easier to conduct small-scale farming and community gardening on public and private land where appropriate. (Goals 5, 18)

2.17 Require that commercial or residential development applications identify areas with prime farmland soils, as defined by the U.S. Department of Agriculture and Natural Resources Conservation Service, and that they be maintained as open space to the greatest extent practicable. (Goal 5) (AF.S3)

2.18 Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by the state's cooperative forestry management forest practices.¹⁵ (Goal 5) (AF.S1) 

2.19 Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices. (Goal 5) (AF.S2) 

2.20 Protect and manage critical habitat and natural areas of town, state, and national significance, and seek to minimize impacts to ecologically fragile areas. This might include developing guidelines and/or restrictions for recreational uses such as sunbathing, picnicking, dog-walking and pet waste at areas such as the Wiggly Bridge, Strawberry Island, Seabury Gut, and Brave Boat Harbor. (Goals 3, 4, 6, 7, 16)

2.21 Support continued research and testing to identify specific sources of water pollution and pursue implementation of mitigation strategies, particularly in the Cape Neddick River Watershed and York's beaches. (Goals 3, 6, 7, 16, 18)

2.22 Pursue efforts to improve Cape Neddick River water quality. This may include, but not be limited to sewer expansion; establishing maintenance and upgrade standards of existing septic systems; review of stormwater management and low impact development standards; and landscape buffers and other forms of geese and pet deterrents. (Goals 3, 6)

2.23 Evaluate and, if needed, consider strengthening the standards for the upgrade, operation, and maintenance of onsite wastewater treatment systems (including septic systems). Investigate increasing Town capacity for enforcement of these standards. (Goals 3, 4, 6, 16, 18)

TERM TO KNOW

Low Impact Development

Low impact development (LID) is an approach to land development or re-development that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features; minimizing solid, non-porous (impervious) surfaces such as asphalt; and creating functional and appealing site drainage that treat stormwater as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels and porous (permeable) pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Applied on a broad scale, LID can maintain or restore a watershed's hydrologic and ecological functions.

2.24 Identify priority areas for expanded public sewer service according to Chapter 6: Future Land Use Plan. Coordinate with local sewer authorities and neighboring communities on these priorities, as well as on regular upgrades to existing service infrastructure to minimize potential for pollution. (Goals 3, 4, 6, 16, 18)

2.25 Support ongoing Town and local efforts to improve management of stormwater runoff and other sources of pollution. (Goals 3, 6, 16, 18, 19)

2.26 Identify primary pollution sources and consider allocating resources for daily low-tide clean-up of beaches during peak tourist season. (Goals 6, 7)

2.27 Evaluate current development regulations and, if needed, enhance Low Impact Development (LID) requirements in existing regulations, or develop a separate LID Ordinance, to better manage and minimize impervious (non-porous) surfaces in new development and construction. This may include measures such as requiring pervious (porous) surfaces, such as pavement, and enhancing tree cover and vegetation below. Any regulations should include requirements for maintenance and should be accompanied by clarification in relevant Town building codes and standards around pervious pavers. (Goals 3, 4, 6, 16) (W.S2)

2.28 In consultation with the York Water District, consider adopting more stringent water quality protection practices and standards for construction and maintenance of public and private property, and require their implementation through enforceable ordinances. (Goals 3, 4, 5, 6, 16) (W.S6)

2.29 Promote agriculture and forestry best practices that protect environmental resources and preserve to the greatest extent possible areas identified by the U.S. Department of Agriculture and the Natural Resources Conservation Service as prime farmland soils or farmland of statewide importance. (Goal 5)

2.30 Explore the feasibility of a crowd management system for access and use of coastal and other natural resources. (Goals 4, 6, 7)

2.31 Consider potential tax incentives and other benefits that might be available to convert existing subdivision open space into gardens, orchards, or native tree stands rather than unproductive landscaped or lawn areas. (Goals 3, 4, 5, 6, 17)

2.32 Encourage the development of a new cost model or delivery approach for water usage that supports operational costs while encouraging water conservation. Promote a new cost model that will help ensure high quality drinking water is equitably available to older adults, disabled, low-income residents, and group residences. (Goals 3, 16)

2.33 Consider development of water conservation policies and mechanisms for enforcement for times of drought. (Goals 3, 16, 18)

2.34 Consider surveying other communities' efforts to monitor, control, and regulate noise and lighting pollution and formulate a plan to take actions necessary to adopt new or strengthen existing ordinances as appropriate. (Goal 4)

2.35 Explore requiring the use of natural materials to stabilize erosion (i.e., vegetation to stabilize roads or slopes) where appropriate. (Goals 3, 4, 6)

2.36 Increase town-wide tree canopy through a tree planting program. (Goals 5, 16, 17, 18)

2.37 Explore the feasibility of instituting a ban on the commercial food service use and sale of plastics in York (plastic bags, bottles, eating utensils, cups, etc.). (Goals 6, 16)

2.38 Assess and periodically measure changes in tree and forest coverage. Use this information when establishing or guiding changes in land use policies to achieve the Town’s goals to protect high conservation value forest and shrubland and increase tree canopy. (Goals 5, 16, 17)

2.39 Consider adopting a Fertilizer and Pesticide Ordinance or regulations to control and reduce the use of fertilizers and pesticides in York. (Goals 3, 4, 6)

2.40 Consider monitoring groundwater levels to develop outreach and education programs to well users to inform them about best management practices, saltwater incursion and other climate change impacts. (Goals 3, 16)


2.41 Support the development of natural resources outreach and education programs. Consider providing educational materials at appropriate locations throughout the town, through existing programs and school curriculum, and online. Update this information as best practices change over time. Consider outreach and education in the following areas:


- a. Encourage landowners to protect water quality.
- b. Provide education on water conservation measures related to commercial and residential water consumption, including landscape care, particularly during peak summer months and times of drought. Coordinate with lodging and other tourism industry businesses to reach the visitor population.
- c. Support programs, such as the town-wide Lawns to Lobsters initiative, to educate residents on lawn care, native plants and invasive species, and limit the use of pesticides, fertilizers, and herbicides. (W.S8)

- d. Provide landscaping companies with resources and information about sustainable landscaping practices.
- e. Provide training and information on maintenance of onsite wastewater treatment systems (including septic systems).
- f. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine. (W.S5)
- g. Support initiatives that highlight importance and value of natural resources in York, including signage on major roads and in village areas to inform visitors and encourage their respect of the town’s resources. Collaborate with tourism industry representatives to include outreach to visitors.
- h. Raise awareness about the impacts of littering and increase support for local clean-up efforts and other programs, such as adopt-a-road.
- i. Promote workshops, training, and resources that encourage landowners to utilize sustainable forestry and agricultural practices that enhance wildlife habitat and minimize negative impacts on natural resources.
- j. Distribute or make available information to those living in or near critical or important natural resources about current use tax reduction programs and applicable local, state, or federal regulations. (N.S7)


(Goals 3, 4, 5, 6, 7, 16)

2.42 Encourage owners of productive farm and forest land to enroll in the State of Maine’s “current-use taxation programs” by supporting public education and outreach efforts on the programs’ advantages and the process for enrollment. (Goal 5) (AF.S5)

2.43 Continue to participate in local and regional efforts to monitor, protect and, where warranted, improve water quality. (Goals 3, 4, 6, 19) (W.S7) 

2.44 Continue to collaborate regionally and support the efforts of the numerous conservation organizations working in and around York to identify opportunities for protection, management, planning, and regulation of shared critical and important natural resources. Examples include MtA2C (Mt.A to the Sea) initiative. (Goals 3, 4, 5, 6, 7, 19) (N.S5) (R.S3-partial) 

2.45 Coordinate with neighboring communities to implement the 2018 York River Watershed Stewardship Plan. This may include:

- a. Coordinating with the Wild & Scenic Partnership Committee regarding implementation steps and priorities, and develop a management plan that clearly delineates the actions the Town can take.
- b. Increasing Town capacity to pursue grant funding associated with implementation. 

(Goals 4, 5, 6, 19)

2.46 Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans. (Goals 5, 13) (AF.S7)

REGIONAL COORDINATION

Regional and state coordination strategies, as shown above, are 2.1, 2.3, 2.5, 2.11, 2.18, 2.19, 2.43, 2.44, and 2.45.

See Chapter 7: Implementation for a general statement of regional and state coordination across all topic areas and strategies of the Plan.



MARINE RESOURCES

Harbors • Beaches • Public Parks with Coastal Access
Rivers and Smaller Brooks and Streams • Docks and Moorings • Related Facilities

CURRENT CONDITIONS HIGHLIGHTS

For complete current conditions, including community feedback, see Appendix A4.

Impacts of Sea Level Rise

- High Astronomical Tide (HAT) plus 1.6 feet of sea level rise/storm surge, which could happen by 2050 or earlier, will lead to a loss of 29% of York County's undeveloped sand dunes, 84% of its developed dunes, and reduce dry beach area by 42%.¹⁶

Commercial Uses

- Commercial waterfront users include fishing, docking facilities, tour boats, seafood dealers, boat storage, repair and sales, and kayak and paddlecraft rental companies.
- Between 2008 and 2015, the total value of lobster landings in York has fluctuated between approximately \$2 million and \$4 million.¹⁷

Recreational Uses

- Recreational waterfront uses include restaurants, 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 has increased in recent years (with social media being a contributing factor in spreading the word about lesser-known sites).

Public Access

- Public access points include beaches, coastal parks, two Town docks in the York Harbor area, Strawberry Island, Scotland Bridge boat launch, and informal canoe/kayak launch options at Goodrich Park and U.S. Route 1.
- 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.

Balancing Uses

- The 2019 *York Harbor & River Capacity Study* recommended effective management of varying uses as critical to address safety and capacity concerns, particularly at the area near the Route 103 bridge, and at the mouth of the harbor.

Dredging

- The Harbor Board anticipates the next dredging of York Harbor will not be necessary until 2030 to 2033.

Regulations

- Current local regulations in place include the following: Shoreland Overlay Zoning District, Floodplain Management Ordinance, Harbor Ordinance (Harbormaster and Harbor Board enforce rules and regulations and manage harbor planning), and the Shellfish Conservation Ordinance.

A SAMPLE OF WHAT THE COMMUNITY SAID¹⁸

Survey Results:

- Top priorities for planning for the York River and Harbor included protection of marine ecosystems (52%) and reduction of contamination and runoff from surrounding properties (50%). Only 14% said the current restrictions on use of the York River and Harbor are adequate.
- Survey respondents considered the most vulnerable natural resources to be York's beaches and ocean (69%), the York River and Harbor (60%), and waterfront areas such as the Cliff Walk and Fisherman's Walk (60%).
- According to survey respondents, York's most regularly used recreational resources are the beaches and ocean (90.5%), Cliff Walk and Fisherman's walk (54%), the York River and Harbor (52%), and waterfront parks (40%).
- 67% said they would support the Town purchasing riverfront property to expand recreation access to the York River.

Other Feedback:


- Capacity at marine resources is a major challenge, particularly parking and moorings. There is concern that expanding capacity could have negative impacts on safety and critical environmental resources.
- 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.

Varied Feedback: Quotes from meetings, online engagement, and the Community Survey:


- "It is important for the Town of York to allow commercial fishermen to diversify their operations to build resiliency as the Gulf of Maine changes." (Fall 2021 Community Survey)
- "Provide better paddlecraft access at Goodrich Park." (Fall 2021 Community Survey)



STRATEGIES

Relevant goals are shown in parentheses at the end of the strategy. Strategies involving regional or state coordination/collaboration are indicated with a .

3.1 Plan for, develop, and manage opportunities for residents to access and enjoy the Town's limited marine resources.

- a. Work with local property owners, land trusts, and others to protect major points of physical access to water resources and Scenic Points and Routes, as identified in the Comprehensive Plan, especially along public ways and in public parks. Consider use- and view-easements, purchase, conservation trusts, etc. to accomplish goals. (M.S6) 
- b. Establish an interdisciplinary, ad hoc committee to study, plan for, and direct implementation of possible increased public access to the York River, especially at the Grant House and surrounding areas. The Committee should include two Selectboard members, two members of the Planning Board, two members of the Harbor Board, three Citizens-at-large, and three other interest group representatives, with each group to be selected by lottery. Committee responsibilities to include:
 - i. Identifying possible riverfront property for acquisition to provide for additional public access, while limiting impacts to environmentally sensitive resources. The Committee should consider defining access priorities for different areas of the York River, such as property for recreational uses above Sewall's Bridge and property for working waterfront and commercial uses below Sewall's Bridge.
 - ii. Conducting a separate legal review of the deed for the Grant House to establish what can be built for access that is consistent with the Grant House deed's restrictions and explore possible construction of a paddle craft launch or dock in this location.

iii. Evaluating and amending dock regulations, as necessary, with consideration to the following:

- Consider "neighborhood" or other shared dock situations eastward from the I-95 Bridge.
- Review dock restrictions and make recommendations for the area West of the I-95 Bridge.
- Consider developing dock standards that are consistent with current policy and are based on current sizes of the docks in the Cape Neddick and Brave Boat Harbor areas.

(Goals 4, 6, 7, 11, 12) (M.S1-partial)

3.2 Plan for and support commercial uses of York's marine resources.

- a. Encourage and give preference for access and facilities to traditional working waterfront and commercial fishing businesses, such as: lobstering, tuna fishing, aquaculture-designated areas, shrimping, fin fishing, and charter boat fishing.
- b. Remove the collection of Town of York "trap taxes" levied against commercial fishermen.
- c. Explore the feasibility and possible locations, for aquaculture in York. Develop a plan for same, if appropriate.
- d. Identify needs for additional commercial fishing access to marine resources, including parking, boat launches, docking space, and fish piers.
- e. Encourage owners of marine businesses and industries to participate in clean marina and boatyard programs. (M.S2)

(Goals 6, 13, 14) (M.S1-partial)


3.3 Plan for and take action to minimize erosion and the flow of sediment throughout the York River. (Goals 3, 4, 6)


3.4 Plan for and enact performance standards for marine infrastructure that adapt to, and minimize the effects of, sea level rise. (Goals 6, 16)

3.5 Actively pursue state and federal grants and funds to help maintain and improve marine resources. (Goal 6)

3.6 Explore the feasibility of partnering with local business or provide in some other way a water vessel pump-out facility, to develop a Town plan to manage watercraft waste. (Goals 3, 6)

3.7 Provide information about the “Working Waterfront Access Protection Program”¹⁹ and “Working Waterfront Current Use Taxation Program”²⁰ to owners of waterfront land used to provide access to or support the conduct of commercial fishing activities. (Goals 6, 13) (M.S3)

3.8 Support implementation of local studies and plans, including recommendations from the *York Harbor & River Capacity Study* (2019) and the *York River Watershed Stewardship Plan* (2018). (Goals 3, 4, 5, 6, 7, 16) (M.S4) 

3.9 Establish an implementation committee to liaise with the York River Wild and Scenic Committee to provide recommendations to the York Harbor Board on management of the York River. A plan of management should be established to ensure a clear focus on priorities and meeting of goals. (Goals 3, 4, 5, 6, 7, 16, 19) 

3.10 Establish a process by which concerned residents in the Cape Neddick and Brave Boat Harbor areas can give feedback to the Harbor Board for management of these areas and encourage their active participation. (Goal 6)

3.11 Periodically review the Harbor fee structure to explore strategies to manage access and capacity at Strawberry Island. (Goals 6, 7, 11, 12)

3.12 Periodically review and adjust Harbor Usage Fees to make sure they are sufficient to maintain marine infrastructure and set aside funds for future dredging. (Goals 3, 6)

3.13 Upgrade Harbor infrastructure to support demand. Explore expansions of Town Dock 2 for commercial loading and unloading and Town Dock 1 for greater dingy and tender tie-up for mooring holders. (Goals 6, 7, 11, 12, 18)

3.14 Provide sufficient funding and staffing of the Harbormaster position and the Harbor Board. (Goal 6) (M.S5)



REGIONAL COORDINATION

Regional and state coordination strategies, as shown above, are 3.1, 3.8, and 3.9.

See Chapter 7: Implementation for a general statement of regional and state coordination across all topic areas and strategies of the Plan.



York Job Base • Employed Labor Force • Employers and Business Types

CURRENT CONDITIONS HIGHLIGHTS

For complete current conditions, including community feedback, see Appendix A5.

- In 2019, York had 683 employers located within the town's borders, with 6,016 jobs. Many of these jobs are concentrated in the health and tourism sectors.²²
- 62.6% of York's employed residents work outside the town (4,274) in 2019 and 37.4% worked in the town (2,558).²³
- Tourism accounts for almost one quarter of York's job base and is quite seasonal. Peak summer employment for all York industries is 40% above the winter low, which affects job quality and impacts on town services.²⁴
- Due to the COVID-19 pandemic, 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.
- Climate adaptation and protecting against future sea level rise is a key issue for York, given the scale of its tax base at risk.
- Health care is a core part of the town's economic base that has seen recent employment declines. York Hospital is the town's largest employer.
- 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.
- 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.²⁵



A SAMPLE OF WHAT THE COMMUNITY SAID²⁶

Survey Results:

- 92% of survey respondents want year-round businesses such as restaurants, retail stores, and/or other businesses with goods and services for residents. Other business types that received strong interest on the survey included recreation businesses (81.1%); health care and related businesses (76%); contractors and small construction firms (69.8%); professional services, financial services and/or related businesses (65%); co-working space (61.9%); technology companies (56.4%); light manufacturing, such as food products, consumer products and/or parts suppliers to larger firms (53.1%).
- 88% do not want “big box” stores and 77% do not want formula or chain restaurants.

Other Feedback:


- Employers face challenges in attracting workers, in part because of the high cost of housing.
- There is a desire to attract a younger and more diverse population to sustain the economy and the Town’s fiscal well-being, but tensions exist between the goal of preserving the current “town character” and “small town feel” and efforts to increase town diversity and create a more sustainable economic and fiscal future.

- Town is supportive of economic development but needs more staffing and/or volunteer/committee capacity to focus on this.
- The process and technologies for development permitting can be daunting.
- Large up-front impact fees for water and sewer district can be barrier for new businesses.


Varied Feedback: Quotes from meetings, online engagement, and the Community Survey:

- “I would not want just any commercial development. These must be aesthetically pleasing and well planned out as far as traffic and setbacks and noise regulations are concerned.” (Fall 2021 Community Survey)
- “Prioritize small businesses such as cafes and restaurants moving in to the village area.” (Project Website Map Comment)
- “Create a better ‘sense of place’ for visitors coming off the highway to York.” (Project Website Map Comment)

STRATEGIES

Relevant goals are shown in parentheses at the end of the strategy. Strategies involving regional or state coordination/collaboration are indicated with a 

4.1 Establish an Economic Development Committee (EDC) to develop a vision for economic opportunities and a business recruitment plan. The EDC will promote the town and potential developable sites including the possibility of re-purposing existing vacant buildings, as well as help implement economic development strategies by recommending changes to zoning. (Goal 13) (E.S1-partial)

4.2 Form a Tourism Industry Committee to share information, address tourism impacts, coordinate marketing and branding of the town, and work on shared priorities and goals. Collaborate with the Chamber of Commerce when appropriate. (Goal 12, 13, 14) 

4.3 Advocate for state passage of a local option hotel/motel tax. (Goal 12, 13)

4.4 Conduct design charrettes (workshops) for the area surrounding Short Sands Road to determine the appropriate mix of uses for this site, incorporating business, residential, and recreational opportunities. Include possibilities for initiatives related to climate change and GHG mitigation/green energy. (Goals 11, 13, 15, 16, 17)

4.5 Conduct a study, led by the Economic Development Committee, to explore in greater detail what kinds of businesses and economic development residents would like to see in York, with particular attention to the density, use, and business types along U. S. Route 1 and in York's villages. (Goals 13, 14)

4.6 Explore changes to policies and zoning requirements to encourage the scale, design, intensity, and location of desired economic development, including:

- a. Reevaluate business types allowed under York zoning and consider expanding types of allowed businesses. Consider amending definitions of restaurant types to allow for more non-drive-through take-out opportunities, and updating business categories to better reflect current economy conditions. (E.S2)

(Goal 13)

4.7 Identify properties and existing vacant buildings, as appropriate, for business recruitment, and create a recruitment plan that aligns with the identified businesses and appropriate sites. Work with property owners interested in development or redevelopment to achieve goals:

- a. Conduct an inventory of vacant buildings, and identify potential opportunity sites for new business growth that have adequate infrastructure services and connectivity.
- b. Explore appropriate spaces for co-working/ shared offices and tradespeople, including larger warehouse-style rental units.
- c. Identify spaces with potential for entrepreneurs, including micro-businesses, looking to test the York market for community-oriented goods and services.

(Goals 13, 14)

Micro-businesses


TERM TO KNOW

Micro-businesses definitions vary but these are usually small businesses that have a single owner and/or that employ fewer than ten people. They differ from small businesses in the number of employees and their revenue which is less than \$250,000 annually. They may be start-ups and part-time ventures.

4.8 Explore ways York can attract and support businesses and industries that are related to the “Maine Won’t Wait” State of Maine climate action planning initiatives (clean energy, solar, etc.). (Goals 13, 17, 19)

4.9 Partner with larger employers such as hospitality businesses and York Hospital to identify aligned interests and achieve goals regarding employee recruitment and attainment, workforce housing, and other issues. (Goals 1, 13, 14, 15, 19)

4.10 Produce a guide to locating or starting a business in York with profiles of successful firms, including arts and cultural businesses. (Goals 13, 14)

4.11 Work with the Southern Maine Regional Planning Commission (SMPDC) and York Region Chamber of Commerce to promote development sites and connect York to regional economic development initiatives. (Goals 13, 14, 19) (E.S4) 

4.12 Apply appropriate public finance mechanisms and town funding needed to implement economic development strategies. (Goal 13, 14) (E.S1-partial) (E.S4)

4.13 Establish a York Village Business Committee to incorporate the completion of infrastructure efforts and to promote a vibrant, walkable community for residents and visitors. Committee objectives should include business development in York Village and membership should include representatives of the Town, businesses, York Hospital, residents, and property owners. The new committee would be complementary to other organizations such as the York Region Chamber of Commerce and focus exclusively on York Village. Roles for the group would include:

- a. Address local business, non-profit, and public service development needs.
- b. Collaborate on marketing, events, and activities in the Village.
- c. Help recruit desired new businesses and non-profits as vacancies occur.
- d. Advocate for businesses and act as liaison with the Planning Board and Town on Village issues.

(Goals 14, 19)

4.14 Use the York Village Business Committee as a model, if appropriate, to create additional neighborhood business groups with similar roles for Cape Neddick Village, York Beach, and Short Sands Road area. (Goal 14)

4.15 Promote an inclusive and supportive environment to recruit, start, grow, and retain small businesses by providing technical and financial assistance, in partnership with state, regional and federal small business development programs. (Goals 13, 14)

4.16 Work with Southern Maine Finance Agency to market its loan programs to local businesses. (Goals 13, 14, 19)

4.17 Amend zoning to allow for, and designate, specific locations for pop-up and mobile business options (kiosks, booths, trucks) on town property. (Goals 13, 14)

4.18 Expand business/commercial zoning along U.S. Route 1 and in other areas in town while ensuring business growth supports the character of the town in terms of form and density. See Chapter 6: Future Land Use Plan. (Goals 13, 14)

4.19 Consider amending zoning to reduce the restrictions and encourage growth of marine-related ventures along U.S. Route 1 to support the character of York as a coastal community. (Goals 6, 13, 14)

4.20 Explore the possibility for form-based zoning and design guidelines along a portion of U.S. Route 1, the villages, and the Short Sands Road area. (Goals 13, 14)

Form-based Zoning

TERM TO KNOW

Form-based zoning is an alternative to conventional zoning that encourages predictable built results by setting clear standards for physical form, including scale and architectural features, to achieve the community's vision for an area. The regulations and standards in form-based codes are often presented in both words and clearly drawn diagrams and other visuals to aid in clarity and usability.²⁸

4.21 Review and update the allowed business, office, and industrial uses; consider switching the use list to indicate commercial uses expressly not allowed, instead of listing those that are allowed. (Goals 13, 14)

4.22 Ensure that existing non-conforming commercial uses in existence prior to 2022, particularly within residential zones, can continue to be allowed and may expand under certain conditions. (Goals 13, 14)

4.23 Explore opportunities to fund and create an Economic Development Director staff position at Town Hall. Job responsibilities should include acting as liaison to a newly formed Economic Development Committee and the Chamber of Commerce, assisting entrepreneurs and existing businesses in navigating town requirements, accessing resources to start and grow new business enterprises, grant writing and management, and recruiting desired businesses. (Goals 13, 14)

4.24 Create and sponsor events, activities, and marketing to support year-round tourism and activities highlighting all there is to do in York. Ensure, where possible, that these offerings appeal to town residents. (Goals 12, 13)

4.25 Install parking wayfinding signs as recommended in the *York Village Master Plan* and create and install similar signage for Cape Neddick Village and York Beach Village. Use a parking and transportation study to guide related wayfinding strategies. (Goals 10, 12, 14)

4.26 Continue implementation of the *York Village Master Plan*. (Goals 10, 14)

4.27 Explore with the York Water and Sewer Districts an option for businesses to pay water and/or sewer impact fees over time. (Goals 13, 14)

4.28 The Town of York should become a Maine Downtown Affiliate (MDA). The MDF's Maine Downtown Center²⁷ offers the MDA program to help communities build an appropriate organizational and funding base for commercial district support and revitalization. The program offers access to training by state and national downtown development experts and provides a network of peers around the state to learn from best practices. (Goals 14, 18, 19)



REGIONAL COORDINATION

Regional and state coordination strategies, as shown above, are 4.2 and 4.11.


See Chapter 7: Implementation for a general statement of regional and state coordination across all topic areas and strategies of the Plan.



CURRENT CONDITIONS HIGHLIGHTS²⁹

For complete current conditions, including community feedback, and for all data sources, see Appendix A6.

- York's year-round population is projected to increase from approximately 13,300 in 2021 to 14,697 in 2031 and to 15,422 in 2036. Largest percentage increases likely for those age 60 and over.³⁰
- Median single-family home price increased from \$437,000 to \$499,000 from 2019 to 2020 (14.2% increase).³¹
- There is some discrepancy between size of existing housing units and household sizes. 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.
- In 2019, 44.9% of renters and 22.9% of homeowners in York were considered housing cost-burdened by their housing (spending more than 30% of income on housing).
- Likely need for 111 new owner-occupied homes and 199 new rental units in York by 2031, in addition to some conversion of seasonal housing to year-round.³²
- Average two-bedroom rent in 2017 was \$1,184, not affordable to 57.3% of York renters.³³
- Significant and increasing amount of housing is seasonal – from 2,310 in 2010 (24.8% of town's housing stock) to 3,187 in 2019 (33.8% of town's housing stock).³⁴
- Over 350 full-home³⁵ short-term rentals (STRs) are offered for rent at least some of the time. Average daily rate for these STRs is over \$350, average monthly revenue is close to \$4,000. With an annual occupancy rate of 65%³⁶—increasing to 95% in August—there is clearly a strong market for STRs in York. STRs represent over 3% of overall housing stock.³⁷
- York Housing is the only significant provider of deed-restricted below-market housing in town. They manage a portfolio of 181 housing units at a variety of income levels (3.15% of total year-round housing stock, 1.92% of the total housing stock).³⁸
- Existing base zoning regulations are largely restrictive of affordable and workforce housing because of large minimum lot size and parking requirements that make cost of developing affordable housing prohibitive.
- The Town has enacted 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.

Relevant goals are shown in parentheses at the end of the strategy. Strategies involving regional or state coordination/collaboration are indicated with a 

A SAMPLE OF WHAT THE COMMUNITY SAID³⁹

Survey Results:

- Interest in improving housing diversity by providing a variety of housing types: 63% did not think existing housing supply adequately accommodates people of all ages and income levels.

Other Feedback:

- Desire for more housing diversity in type and costs in town. Specifically mentioned were affordable housing for older adults, low-income, and workforce housing.
- Desire for more choices for smaller housing units for older adults who wish to downsize and more entry-level homes in the community to attract young families.
- Desire for mixed-income and multigenerational housing.
- Concerns about the lack of housing for the service workers and York labor force who are essential for the businesses, services, and amenities that residents enjoy.
- York employers have challenges attracting talent: local housing costs and lack of affordable seasonal worker housing are key factors.

Varied Feedback: Quotes from meetings, online engagement, and the Community Survey:

- “Not enough housing options. We need affordable housing options. We need to change the density guidelines.” (Summer 2021 Blue Sky Survey)
- “Housing growth should be minimal – too much housing is leading to infrastructure quagmire.” (Fall 2021 Community Survey)

5.1 Revise York’s land use policies to proactively support housing production for a variety of residents and needs that is consistent with town character, using Chapter 6: Future Land Use Plan to guide decisions. (H.S1-partial)

Address housing needs for:

- Older adults, retirees, empty-nesters
- Younger, more diverse families with school-age children
- Smaller households/young professionals (one and two-person households)
- Low- and moderate-income residents
- Disabled residents
- Seasonal workers

Town policies and zoning amendments should consider providing for a range of housing costs, sizes, and locations, as well as ownership and rental opportunities. To achieve housing goals, consider the following land use strategies:⁴¹

- Explore creating an inclusionary zoning ordinance that requires a minimum percentage of new housing units in any subdivision or multi-family housing development be affordable at 80% of area median income.⁴² Conduct an analysis to determine the appropriate requirement percentage (or “sweet spot”), at or above the state-required minimum of 10% of new residential development, that studies local housing market conditions and development costs and constraints. (H.S6)
- Revise zoning language to allow multi-family housing in more locations.

- c. Identify infill (vacant lots, creating new lots from larger properties, redevelopment and/or reuse of existing properties) opportunities for new and converted housing that reinforces and complements traditional walkable development patterns in York's villages, and amend zoning to incentivize this type of development.
- d. Within the Growth Area, consider zoning amendments that will allow and encourage development of existing vacant lots for desired housing types:
 - i. Modify lot size, setbacks, and lot coverage requirements to match neighborhood design and form, specifically in areas served by public water and sewer.
 - ii. Amend minimum lot size to allow housing on smaller lots in the Growth Area when those lots conform to surrounding existing neighborhood form.
 - iii. Allow "compact communities" or "pocket" neighborhood models.
 - iv. Consider allowing for two- and three-family buildings in Residential zones subject to the same dimensional requirements (e.g., the same size building could have one unit or three) and to design standards to ensure housing fits neighborhood character.
- e. Offer incentives (increase in density and height, reducing setbacks, reducing parking requirements) that are appropriate to neighborhood character and form, for low- and moderate-income, and workforce housing creation in the Growth Area, specifically in areas served by public water and sewer. (H.S1-partial)
- f. Provide incentives and zoning for smaller starter homes (ownership and rental). Amend minimum size requirements to allow smaller housing units when those housing units conform to surrounding neighborhood form in designated areas, or through Open Space Conservation Subdivision requirements.⁴³
- g. Amend the Town Accessory Dwelling Unit (ADU) rules to streamline requirements and provide incentives for use of ADUs for long-term housing, not short-term rentals (STRs) town-wide and especially within the Growth Area. (H.S2)
- h. Allow "tiny home" development in designated zones.
- i. Amend zoning to allow older, larger homes to be divided into smaller units.
- j. Continue to allow manufactured home parks, which include mobile homes, in specified areas within the Growth Area, and manufactured homes, as appropriate, in accordance with the State of Maine Regulation of Manufactured Housing (30-A M.R.S.A. §4358(2) and 30-A M.R.S.A. §4358(2)).⁴⁴ (H.S4)

(Goals 1, 2, 9, 10, 11, 15, 16, 17, 18)

Tiny Homes

TERM TO KNOW

Tiny Homes are simple living units that are typically 400–600 sq ft in size. Many multi-family housing units must be at least 600 square feet in size – however, a new state law permits "Tiny Homes" in every community. Removing the minimum size of 600 SF per unit could increase housing variety.

5.2 Consider modifying ordinances to address local concerns about community character and natural resource protection, while still permitting more economically feasible housing choices. (Goals 1, 2, 15)

5.3 Consider policies to track short-term rentals (STRs) and create a standard for allowable rentals (incidences per year in certain areas, registration, fees, etc.) to reflect the impacts of STRs on the community and STRs as business enterprises.⁴⁵ STRs remove much-needed housing stock from the town's supply and may also be considered businesses. Study the impact of STRs and use the results of the study to inform policies that will register and regulate STRs. (Goals 1, 2, 13, 15)

5.4 Create a Community Housing Committee to address the range of housing costs and types needed in York. The committee would inform affordable and workforce housing policies and identify funding sources for same. The committee would also support land use policies that allow and encourage a range of housing types for York’s residents. This committee could be part of a regional affordable housing coalition, to include members of the Planning Board, Selectboard, YCSA, York Housing Authority, and others. (Goals 1, 2, 15) (H.S3)

5.5 Explore the use of the Affordable Housing Tax Increment Financing (TIF) tool to encourage additional affordable housing.⁴⁶ (Goals 1, 2, 15)

5.6 Consider direct Town support for low and moderate-income housing.

- a. Establish a fund dedicated to providing affordable housing.

(Goals 1, 2, 15)


5.7 Strengthen the Town’s relationship with the York Housing Authority to increase communication and collaboration including identifying land acquisition opportunities for affordable housing. (Goals 1, 2, 15) (H.S5-partial)

5.8 Consider a number of tools to enhance support of affordable housing in York, including:

- a. Allocate land held by the Town through tax lien foreclosures to the YHA for new housing development.

- b. Establish a housing real estate transfer tax (RETT) on the sale price of private sector property sales within the town (perhaps on properties over a certain size or price point). The RETT would be established for affordable housing support with clear requirements (deed restrictions, eligibility, and other requirements of developers).
- c. Impose impact fees or payment-in-lieu requirements on private developers who do not construct or convert a certain percentage of affordable housing units to mitigate the impacts of development.

(Goals 1, 2, 15)

5.9 Collaborate with surrounding communities on regional housing solutions. (Goals 1, 2, 9, 12, 15, 16, 18, 19) (H.S5-partial) 

5.10 Commission a tourism workforce housing plan to expand housing supply to address the industry’s seasonal housing needs. Partner with tourism businesses (through the proposed Tourism Industry Committee and possibly the Chamber of Commerce) to set goals for the study and to collaborate on implementation. (Goals 12, 15) 



REGIONAL COORDINATION

Regional and state coordination strategies, as shown above, are 5.9 and 5.10.

See Chapter 7: Implementation for a general statement of regional and state coordination across all topic areas and strategies of the Plan.

A NOTE ABOUT BALANCE: HOUSING, NATURAL RESOURCES, AND ECONOMY

This Comprehensive Plan attempts to address all town needs in such a way as to continue to improve upon the quality of life for all York residents.

The community has prioritized natural resource protection and conservation as a core goal for the plan while also expressing a desire for a greater variety of housing choices (costs, sizes, types) to ensure York thrives as a community that provides housing throughout residents' lifespans and that people who work in York can afford to live in York.

Housing is linked to the economy, and York, like every other coastal town in Maine, suffers from a labor shortage. This shortage includes healthcare workers, teachers, policemen, fire fighters, grocery workers, restaurant staff, Town staff, and all service workers for the maintenance and improvement of homes. This issue has adversely impacted the quality of life in York. To attract service workers to live and work in York, there is a need for affordable, quality housing. The cost of doing nothing is great. New housing will be built; York will grow with or without Town influence and Comprehensive Plan strategies. Without clear policies and proactive strategies, current residents will find it increasingly difficult to find suitable housing to live in our community as we age, and families who help our school system thrive will settle elsewhere. Increasingly, the diversity of businesses and amenities that we want to see in York as part of our daily lives—local restaurants, independently owned and unique shops, the services that help us maintain and improve our homes, and the health care and activities we need throughout the year—will suffer from the labor shortage; what remains will be a shell of what we can and want to be.



Photo Credit:
Center for Active Living



Photo Credit: Robin Kerr
Parks & Recreation

While some view housing production and natural resource protection as conflicting goals, they can complement each other when implemented thoughtfully. For example, allowing multi-family housing instead of requiring single family homes can preserve more open space by clustering housing in the most appropriate areas. The Comprehensive Plan housing goal and strategies must be viewed within the larger context of all Plan goals and a careful consideration of overall land use policies. Each housing strategy has been viewed through a conservation, preservation, and climate impact filter. The overriding principle guiding Comprehensive Plan housing strategies is the desire to direct the purpose and growth of housing to full-time York residents who wish to age in our community, raise a family here, work in the service industries, and contribute to the things we love about York - people who make our community a real place full of variety, vibrancy, and activity- while minimizing the impact on York's natural resources so that all of us can continue to enjoy our beautiful town. These housing strategies embrace a belief that more housing choices enhance our community.

The aim is that at least 10% of new residential development in the next decade be affordable according to the definitions set forth below. This is not a quota to be grudgingly met, but an aspiration that will ensure that the people who serve on our boards and commissions, the teachers in our classrooms, the neighbors at our local business, and the people who work in our public buildings, hotels, and restaurants can afford to live in our Town now and in the future.

All of the housing strategies in this Plan are suggestions; however, these strategies can guide policies, ordinances, and public finance mechanisms to achieve this vision for housing. Ultimately, zoning amendments and other policy changes must go to the voters--the residents of York--for discussion and approval.

So...what is meant by 'affordable'? And what does "providing a variety of housing choices" actually look like?

DEFINING AFFORDABILITY

“Affordable” can mean a range of things. In general, “affordable housing” is not about the specific income of the residents who live in the housing, but instead indicates how much of that income they spend on housing. Housing is considered affordable when the residents pay 30% or less of their income on housing costs—rent or mortgage, heat, insurance, utilities, and other housing-related costs. When the term is used, it is generally meant to refer to housing that is affordable to households that make less than the area median. In York, there are specific definitions, in the Town Zoning Ordinance, for Low-income, Moderate Income, and Workforce Affordable Housing (Table 1).

Table 1. Town of York Housing Affordability Definitions

| | Definition (Town of York Zoning Ordinance) | 2021 Income Levels for a 4-person household (York Housing) |
|------------------------------|---|--|
| Low Income | Household income which is not more than 80% of the median family income for the York-Kittery-South Berwick HUD Metropolitan Finance Area. | Not more than \$79,900 (80% area median income). <i>A York police officer heading a family of 4, as the single breadwinner, qualifies as low income with an average salary of \$77,221 annually.¹</i> |
| Moderate Income | Household income which is between 50% and 120% of median family income for the York-Kittery-South Berwick HUD Metropolitan Finance Area. | \$52,650 (50% area median income) to \$126,360 (120% area median income). <i>York teachers make an average of about \$80,500/year.² A family of four with a teacher as the single breadwinner is a moderate-income family.</i> |
| Workforce Affordable Housing | Dwelling units that may be purchased or rented for year-round occupancy by a working household with moderate income . Workforce Affordable Housing may include single-family dwellings, two-family dwellings, multi-family dwellings, or a combination of these. | See above for moderate income. <i>Many of the critical jobs needed in the community to keep services, amenities, health care, restaurants, and other businesses open, are part time. Most workers, if working full time or a two-wage earner household of four with part time jobs, would fit into this category (see Table 2).</i> |

Note: Definitions above are specific to the Town of York and may differ from definitions used elsewhere.

There is a labor shortage in York and many businesses, including York Hospital, restaurants, lodging, and the Town itself are having difficulty filling positions. Interviews with Town employers reveal that feedback during the employee recruitment process points to the lack of affordable housing in and near York (and added commuting time and costs) as a barrier for filling many service-level and critical jobs (Table 2).

HOUSING TYPES

Affordability may also simply be related to size; a choice of smaller housing that costs less because there is less square footage and smaller lots. Or affordability can indicate varied ownership and renter possibilities to meet median income and even above median incomes.

Aside from price, families and older adults with above median incomes need a range of housing types to address aging in community, disabilities, raising a family, and living alone or in smaller households. When there is a limited range of housing types people have to make choices. They may remain in a house that is larger than they need or they’re challenged by finances or physical limitations to repair and maintain their home. They may squeeze into a home with more roommates. Or they may simply move far away from their workplace and drive long distances to work, causing environmental impacts and additional commuting costs. For older adults, they may be forced to leave the community where they have resided for many years, unable to find suitable housing to match their needs and income.

Table 2. Salaries for Selected Advertised Job Openings and Reported Job Salaries in York, as of 2/11/2022 and 3/3/2022

| Sector/Job Type | Job Description | Average annual salary (FT or PT). Assumed PT is half time (see notes) |
|---|---|---|
| Hospitality/Lodging <i>(Estimated number of open positions in lodging in York: 17)</i> | Assistant General Manager | \$65,000 (FT) |
| | Front Desk Associate/Clerk <i>Average \$14/hour PT</i> | \$14,560 (PT) or 2 jobs = \$29,120 |
| | Housekeeper <i>Average \$16/hour PT</i> | \$16,640 (PT) or 2 jobs = \$33,280 |
| Public/Town of York | Police Officer | \$77,221(FT) ³ |
| | School Teacher | \$80,500 (FT) ⁴ |
| | Center for Active Living Program Coordinator | \$64,000 (FT) ⁵ |
| | School Lunch/Recess Monitor | \$28,000 (PT) or 2 jobs = \$56,000 |
| Health Care/York Hospital <i>(Estimated number of open positions in the York Hospital: 37)</i> | Patient Screener, Patient Transportation Navigator, Support Staff | \$25,000 (PT) or 2 jobs = \$50,000 |
| | Central Sterile Supply Technician, ER Unit Clerk, Laboratory Processor | \$32,000 - \$37,000 (FT) |
| | York Family Practice Nurse Practitioner | \$92,884 (FT) (not including bonuses) |
| Food Manufacturing/ Stonewall Kitchen | Cost Accountant | \$55,000 (FT) |
| | Manufacturing Associate <i>up to \$22/hour</i> | \$45,760 (FT) |
| Services/Restaurants & Cafes <i>(Estimated number of open positions in York: 26)</i> | Chef | \$65,000 (FT) |
| | Barista, Cashier, Prep Cook <i>Average \$16/hour PT</i> | \$16,640 (PT) or 2 jobs = \$33,280 |
| | Server <i>\$12.75/hour PT</i> | \$13,260 (PT) or 2 jobs = \$26,520 |
| Miscellaneous | Seasonal Groundskeeper, Landscape Gardener, Grounds Crew <i>\$17/hour PT</i> | \$17,680 (PT) or 2 jobs = \$35,360 |
| | In-home Caregiver <i>\$18/hour PT</i> | \$18,720 (PT) or 2 jobs = \$37,440 |

Notes:

1. This Table is not intended to be a full representation of all available jobs and salaries in York for early 2022. Rather, the Table represents information that was available online through the sources listed. Some employers, such as York Hospital, do not publicly post job salaries on their websites and require initial applications or inquiries as the first step in an application process. In addition, these salaries do not represent signing bonuses and recruitment incentives, which are common in the northeast at the time of this plan preparation. There is no evidence to suggest that the salary ranges above are not generally accurate.
2. For simplification, it was assumed that all PT jobs are 20 hours per week and a full time equivalent (40 hours per week) salary is provided in the table above. In reality, many of these jobs are available only at certain hours (school lunch monitor, custodian, prep cook) and it is unlikely that any worker may find two jobs to fit their skills to completely work full time hours.

Sources: all information from indeed.com job listings accessed on 2/11/22 and 3/3/22 and Glassdoor.com reported salaries, accessed on 3/3/22 except where otherwise noted.

While there is a variety of housing types in York, the most common is a two- to four-bedroom single family home. In 2019, 43%⁶ of housing units in York were 3-bedroom units. 67% of housing units were 3-bedroom or larger units (Table 3). Almost 90% of these housing units were owner-occupied.⁷

There is a concerning difference between the size of existing housing units and household sizes. 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 an additional 2,319 two-person households (Table 4).

While many of these residents live in larger homes and prefer to do so, it seems likely that at least some small households may end up paying more for housing by renting or buying a place that is larger than they require. Others may wish to downsize and have limited choices to do so.

WHO NEEDS HOUSING AND WHAT WOULD THAT HOUSING LOOK LIKE?

People are more than numbers or statistics, and needs vary. While each person and household is different, real estate trends across the U.S. give us indications of what various types of households may want and need (Table 5).

Table 3. Housing Unit Sizes in York, 2019

| | |
|----------------------------|-------------|
| No bedroom (studio) | 280 |
| 1 bedroom | 532 |
| 2 bedrooms | 2331 |
| 3 bedrooms | 4075 |
| 4 bedrooms | 1788 |
| 5 or more bedrooms | 429 |
| Total housing units | 9435 |

Source: 2019 U.S. Census Five-Year American Community Survey

Table 4. Household Sizes in York, 2019

| | |
|-------------------------|-------------|
| 1-person household | 1779 |
| 2-person household | 2319 |
| 3-person household | 681 |
| 4+ person household | 967 |
| Total households | 5746 |

Source: 2019 U.S. Census Five-Year American Community Survey

Table 5. Housing Needs Not Currently Met in York*

| Target Population | Ownership/ Rental | Characteristics* | Who in York... |
|---|----------------------|--|---|
| By Lifecycle | | | |
| Older adults, retirees | Ownership and rental | Smaller units; single-floor living; adaptable for limited mobility; proximity to continuing care options. Walkable/bikeable; access to transportation; connected to community and social connections; proximity to services and amenities, entertainment, and recreation. | 27% of York residents are age 65 and older. The median household income for householders age 65 and older in York is \$64,487 (2019). |
| Empty nesters | Ownership and rental | Smaller units with flexibility/room for family visits; single-floor living; amenity rich; low maintenance. Walkable/bikeable; access to transportation; proximity to services and amenities, entertainment, and recreation. | 17% of York residents are age 55 -65. The median household income for householders age 45-64 is \$110,325 (2019). |
| Younger families | Ownership and rental | Smaller starter homes; smaller lots/ less yard care needs Proximity to schools and parks/ playgrounds; walkable/bikeable; safe routes to school. | 30% of York residents are age 30-55. The median household income for householders age 25-44 is \$97,933 (2019). |
| By Household Size or Situational Need (may overlap with previous categories) | | | |
| Single and two-person households | Ownership and rental | Smaller units. Other characteristics of desired housing depend on age, income, and other circumstances. | 4098 households in York (2019). |
| Disabled | Ownership and rental | Accessible/adaptable units and parking. Other characteristics of desired housing depend on income and household size. | Unknown unmet need. |
| Seasonal workers | Rental | Small units or communal living arrangements/dorm-type living; community space, amenities. | Unknown unmet need. |

Note: *There is a wide variety of preferences for housing types. Not every empty nester wants smaller spaces and a walkable community. Some young families may prefer apartment living in the center of a bustling village. Information on characteristics is provided from real estate trends across the U.S.

ENDNOTES FOR A NOTE ABOUT BALANCE

- 1 <https://www.yorkmaine.org/DocumentCenter/View/4403/2021-Full-Time-York-Recruitment-and-Application>.
- 2 York School Department, FY23.
- 3 <https://www.yorkmaine.org/DocumentCenter/View/4403/2021-Full-Time-York-Recruitment-and-Application>.
- 4 York School Department, FY23.
- 5 <https://bit.ly/3HMJpcz>.
- 6 Percentages are rounded.
- 7 2019 U.S. Census American Community Survey.



RECREATION

Recreational Facilities and Programs • Land and Water Recreation Areas
Local and Regional Trail Systems • Local Parks and Open Spaces

CURRENT CONDITIONS HIGHLIGHTS

For complete current conditions, including community feedback, see Appendix A7.

- The York Parks & Recreation Department's responsibilities 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 adults and children. The most popular include youth sports, summer camps, adult fitness programs, and older adult services.
- A long-term partnership with the York School Department allows the Parks & Recreation Department to run many programs at school facilities.
- 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.
- As the population in York continues to age (median age rose from 46.5 to 52.2 between 2010 and 2019), the requests and demand for a range of facilities and programs will need to evolve.⁴⁷
- The Town's 2017 *Recreational Needs Assessment* identified the following:
 - ◊ A multigenerational community recreation/ activity space in York with a diverse array of recreation activity spaces is needed to meet the needs of York residents.
 - ◊ 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."
 - ◊ Preferences for dedicated space for older adult activities and dedicated space for youth/teen activities.

Photo Credit: Geneve Hoffman and Williams Realty Partners



A SAMPLE OF WHAT THE COMMUNITY SAID⁴⁸

Survey Results:

- 77% view recreation as very important to quality of life in York, second only to Natural Resources (90%).
- 86% make use of York's recreational resources.
- 66% respondents want more recreational opportunities in York.
- Of those wanting more recreational opportunities, 53% would support a multi-purpose recreation space, 35% want a shared-age group 'center,' and 13% would support a designated-age group space.
- Most regularly used recreational resources include York's beaches and ocean (91%), Mt. Agamenticus trails (60%), Cliff Walk/ Fisherman's Walk (54%), and the York River and Harbor (52%).
- Top priorities for planning for the York River and Harbor were protection of marine ecosystems (52%), reduction of contamination and runoff from surrounding properties (50%), and access for recreational users such as paddlecraft, recreational boaters, clamming, etc. (30%).
- 67% support the Town purchasing riverfront property to expand recreation access to the York River.


Other Feedback:

- 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.
- Recreational needs include an indoor pool, fitness center, affordable gym for seniors, and an ice-skating rink.
- Desire for more community gathering spaces with flexible areas for programming for varied age groups, but concerns about older adults losing dedicated spaces. Disagreement about the need for additional facility spaces in York and concern about the potential cost to taxpayers.
- 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. Conflicts between recreational and commercial users of York's marine resources is a concern.
- While used by residents and visitors, many trails in York do not currently connect to each other and are not widely publicized.


Varied Feedback: Quotes from meetings, online engagement, and the Community Survey:

- "I love the Wiggly Bridge and Steedman Woods. Hiking with ocean views. This is a unique place." (Project Website Map Comment)
- "We need to have recreation facilities that are for all ages. It is a way to build a community." (Fall 2021 Community Survey)


STRATEGIES

Relevant goals are shown in parentheses at the end of the strategy. Strategies involving regional or state coordination/collaboration are indicated with a 

6.1 Establish an ad hoc committee to create a list of recreation needs and develop a recreation plan to meet those needs. This committee, or a Town department, will also explore ways of implementing the policies and strategies outlined in that plan.

- a. Create a comprehensive trail, open space, and recreational resources map. Ensure that map data is integrated in the Town's GIS system.
- b. Develop a plan for the monitoring and maintenance of existing trails, including additional enforcement resources to support partnerships with York Police, York Water District, York Land Trust, and other entities.
- c. Identify opportunities to increase trail accessibility. Prioritize development of universally accessible trails where possible.
- d. Identify opportunities to adjust or move trails to avoid sensitive areas and protect critical habitat and drinking water.
- e. Highlight opportunities to enhance connectivity and recreational access. Complete missing segments of bike and/or hiking trails without compromising the rights and privacy associated with private landownership and protect sensitive plant and animal habitats. (R.S1) 


(Goals 3, 4, 5, 6, 7, 10, 11, 12, 16, 17, 19)


6.2 Facilitate a strategic management and access plan involving all owners and managers of York's forest and water resources to balance recreational access with working uses and conservation. (Goals 3, 4, 5, 6, 7, 10, 11, 12, 16, 17, 19) 

6.3 Maintain access to the Cliff Walk for public use and continue to pursue easement opportunities with property owners. (Goals 7, 10, 12)

6.4 Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine's landowner liability law regarding recreational or harvesting use.⁴⁹ (Goal 7) (R.S4)

6.5 Publicize and make available a coordinated map of recreational opportunities in York, including a visitor education summary that highlights the importance of natural resources in York, and provides guidelines for recreational use. (Goals 7, 9, 10, 11, 12, 18)

6.6 Work with public and private partners to direct motorized uses, such as ATVs, to appropriate trails that can support these uses with minimal impacts to natural resources. Provide educational materials on trail-use best practices and connect with regional trail systems where possible. (Goals 3, 4, 5, 6, 7, 10, 11, 12) (R.S2) 

6.7 Strengthen partnerships with other towns and local and regional organizations to conserve land, complete trail segments, educate recreational users, enforce rules of use, and expand programming offerings. (Goals 3, 4, 5, 6, 7, 12, 19) (R.S3) 



REGIONAL COORDINATION

Regional and state coordination strategies, as shown above, are 6.1, 6.2, 6.6, and 6.7.

See Chapter 7: Implementation for a general statement of regional and state coordination across all topic areas and strategies of the Plan.



TRANSPORTATION

Modes and Patterns of Transportation • Traffic Congestion
Parking • Transportation-related Infrastructure and Maintenance

CURRENT CONDITIONS HIGHLIGHTS

For complete current conditions, including community feedback, see Appendix A8

- York has not yet adopted a Complete Streets Policy for transportation planning including roadways and sidewalks. 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 (vehicles, bikes, pedestrians).⁵⁰
- Sidewalk networks have grown since the *York Bicycle and Pedestrian Master Plan* was completed in April 2017, offering an opportunity for it to be updated.
- Informal trails exist in the York Village area, but many are located on private land, are not connected, and are not currently widely publicized or used.
- 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.⁵¹
- There are minimal public transportation services in York. Shuttle services are offered by York County Community Action (YCCA), York Hospital (for patients), and by Heart to Heart. Most services are for older adults with even fewer available for the rest of the community.
- Through-traffic and local traffic can conflict, particularly on U.S. Routes 1 and 1A which are regional connectors but also serve local destinations. 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 queues.
- Across 24 locations in York where MaineDOT conducted Annual Average Daily Traffic counts (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 U.S. Route 1.
- Seasonal traffic peaks can aggravate travel inefficiencies, resulting in congestion.
- Average travel-to-work times for York residents have increased from 23.7 minutes in 2010 to 25.7 minutes 2019.⁵²
- Contributing to local and regional congestion, the vast majority of York commuters who work outside of their home 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).⁵³

- 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 such as York Village, York Beach, and York Harbor.
- York has a Permit Parking Program for year-round residents, non-residential property owners, active-duty military, and employees of the Town. 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 seven designated parking zones.
- The Town has established metered parking in higher traffic areas of town where permit parking is not allowed, such as the Short Sands and Long Sands Beach areas.



A SAMPLE OF WHAT THE COMMUNITY SAID⁵⁴

Survey Results:

- 59% said transportation options in York should be enhanced or improved.
- When asked how they travel in York, 91% said they drive themselves, 56% said they walk, 26% said they bicycle, and 12% said they carpool or ride-share.
- The most desired “very important” improvements in York identified were: 1) enhanced bicycle safety improvements (56%); 2) pedestrian safety near the beaches (54%); 3) more transportation options for those who don’t drive (52%); and 4) pedestrian safety near the schools (51%).


Other Feedback:

- There is a desire for more:
 - ◊ “Resident Permit Only” parking and parking enforcement.
 - ◊ Street amenities, trails, and paths for bicycles and pedestrians, especially around schools.
 - ◊ Public transportation, including to the beaches and for senior transport.
 - ◊ Electric vehicle charging stations.
- There is a need to reduce traffic congestion and better manage traffic, especially in the summer.
- York should more explicitly adopt a Complete Streets policy.

Varied Feedback: Quotes from meetings, online engagement, and the Community Survey:

- “[York needs] operation of Town-run transport May to October.” (Fall 2021 Open House)
- “Make it a safe place to walk and bike please.” (Fall 2021 Community Survey)
- [York needs] “better traffic management.” (Summer 2021 Blue Sky Survey)

STRATEGIES

Relevant goals are shown in parentheses at the end of the strategy. Strategies involving regional or state coordination/collaboration are indicated with a 

7.1 Commission a comprehensive transportation, traffic, and parking study for the town, to include:

- a. A more in depth understanding of transportation system user patterns, preferences, and needs of residents, employees/staff at town businesses, and tourists (via possible online and intercept surveys and other methods).
- b. Opportunities and potential locations for a transportation hub or center, (including possible off-site parking and shuttle services).
- c. Inventory and evaluation of public and private parking supply, peak parking demand (at beaches and other main destinations) during tourist season.
- d. Parking fee structure for public parking in main tourist and business areas, as well as recreational areas.
- e. Options for public transportation services (using renewable energy if possible) that connect people and places without requiring private vehicles. Consider public/private partnerships for integration with and expansion of the Shoreline Explorer network. Feasibility of providing a shuttle bus from remote parking to the beaches during peak tourist season, including potential parking sites and fee structure, as well as shuttle costs and considerations. Key connections to consider include:
 - Village to beaches
 - Village to Route 1 businesses
 - Affordable/workforce/seasonal employee/older adult housing to services and businesses in the Villages and along the Route 1 corridor.
 - Schools to nearby neighborhoods
 - Remote parking, as determined by study

- f. Potential for creation of a resident on-demand transportation system for York residents, focusing on older adults, those with mobility challenges, and those without access to vehicles (including students).
- g. Possible policies and opportunities for e-bikes, bike share, taxis/ride share, pedicabs, and micro-transportation options (e.g., skateboarding) in York.
- h. Plan, based on study findings, as appropriate, to revise building parking requirements in York Zoning Ordinance.

(Goals 1, 2, 9, 10, 12, 17, 19)

7.2 Adopt Complete Streets policies to guide Town investments and policies.

- a. Firmly establish Complete Streets design elements consistent with Maine DoT requirements into Planning Board review policies, DPW paving and sidewalk planning, and the Capital Program (CP) for bonded major road projects that require significant new investment for widening or adding sidewalks, shoulders/bike lanes, crosswalks, and other changes.
- b. Apply Complete Streets philosophy and policies in a review of existing transportation infrastructure and assess necessary retrofits/rebuilds over time to meet new Complete Streets Town policy.

(Goals 9, 10, 11, 17, 18)

TERM TO KNOW

Complete Streets

Complete Streets⁵⁵ are streets that are designed for the safety and comfort of all people who use them, regardless of their mode of travel. Complete Streets policies can help the Town to approach road development, improvement, and maintenance with an aim of making the road better and safer for people walking, biking, driving, riding transit, and moving actively with assistive devices. Complete Streets improvements might include adding missing segments of sidewalks, creating more bike lanes or paved shoulders, providing for frequent and safe crossing opportunities, installing accessible pedestrian signals, exploring options for roundabouts, and more.

7.3 Promote pedestrian and bicyclist safety by advertising safe walking and biking routes around town. Coordinate with the schools, York Police Department, and other town entities to communicate information on safe biking and walking practices. (Goals 9, 10, 11, 17, 18)

7.4 Encourage bicycle and pedestrian use by providing amenities such as bike racks, repair stations, signage, and benches. (Goals 9, 10, 11, 17, 18)

7.5 Develop access management standards for development along roads such as U.S. Route 1, Short Sands Road, Ridge Road, York Street, Route 103 (Lilac Lane), and others as necessary to proactively manage vehicular access points to adjacent parcels. (Goals 9, 10, 12, 13, 14)

7.6 Prioritize and/or focus new development in areas that minimize the need for car dependence. Explore methods to do this such as offering density bonuses in these areas and ensuring mixed-use development can occur. (Goals 1, 2, 9, 10, 17)

7.7 Ensure that higher density, mixed-use areas such as York Village have adequate alternative mobility options (sidewalks, bike lanes, benches, pedestrian signage and crosswalks, etc.). (Goals 1, 2, 9, 10, 15, 16, 17)

7.8 Continue to perform regular road assessments, update paving plans, and update the Capital Program (CP) to meet identified needs. (Goals 9, 18) (T.S1)


7.9 Maintain, enact, or amend local ordinances as appropriate to address or avoid conflicts with:

- a. Policy objectives of the Sensible Transportation Policy Act, which include: minimizing harmful effects of transportation on public health and natural resources; evaluating reasonable transportation alternatives; providing a safe, efficient, and adequate transportation network; promoting reliance on energy-efficient forms of transportation; meeting the diverse needs of people; maintaining consistency with the Comprehensive Planning and Land Use Regulation Act; and incorporating public participation processes into transportation planning, capital investments, and project decisions. (23 M.R.S.A. §73).
- b. State roadway entrance management regulations that guide the design, location and construction of driveways, entrances and approaches on state and state aid highways. (23 M.R.S.A. §704).
- c. State traffic permitting regulations that require evaluation and mitigation of traffic impacts for large developments. (23 M.R.S.A. §704-A). (T.S3)

(Goal 9)


7.10 Organize and support a community inventory and survey of all sidewalks, trails, and bicycle lanes in York and use this information to develop data layers in the Town GIS system. Create maps for public use that include “rules of use” and location of amenities (bike racks, fresh water, etc.). Develop protocols and a calendar for regular updates to this data and involve all organizations and Town departments involved in oversight and advocacy. (Goals 2, 7, 10, 12)


7.11 Create a plan for physical connectivity that identifies and prioritizes locations for sidewalk and trail connections and related pedestrian amenities (signage, crosswalks and traffic signals, benches), bicycle lanes and related amenities (bike racks, repair stations), and facilities to guide implementation as opportunities arise (i.e. new development, grant opportunities). Include recommendations to address high-use pedestrian/bicycle areas such as the beaches, the York Public Schools, and housing along U.S. Route 1. (Goals 7, 10, 12, 17, 18)

7.12 Work with local and regional non-profits and organizations that advocate for and maintain recreational trails and pathways to develop a plan to complete missing segments of trails and connect to town sidewalks, adjacent communities, and major destinations. (Goals 7, 10, 11, 12, 17, 18, 19) (R.S3-partial) 

7.13 Maintain, enact, or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns, protect natural resources, and provide for future street, transit, and pedestrian (i.e., sidewalks and trails) connections. (Goals 1, 2, 3, 4, 5, 9, 10, 15, 17, 18) (T.S4)

7.14 Review and update standards for private roads, public roads, and subdivisions to establish clear requirements and policies for roadway design that are appropriate to all areas of town. Design roads that are appropriate for the desired traffic speeds, and use traffic calming strategies where appropriate. (Goals 9, 10, 12)

7.15 Explore additional inter-city transit and trail options, including connections to the Wells and Portsmouth Transportation Centers, Portland, Boston, and trail systems such as the East Coast Greenway. (Goals 1, 2, 9, 10, 12, 19) 

7.16 Initiate or actively participate in regional and state transportation efforts, including the Kittery Area Comprehensive Transportation System (KACTS). (Goals 1, 2, 9, 10, 13, 17, 19) 

7.17 Actively recruit businesses that rent, sell, and/or service various modes of transportation including bicycles, electric bikes, and scooters. (Goals 1, 2, 9, 10, 13, 17, 19)

7.18 Institute a no-idling policy in public areas and provide signage as appropriate. Consider instituting fines for violations of the no-idling policy. (Goals 9, 17)

7.19 Adopt policies to facilitate the expansion of electric vehicle (EV) ownership and use. (Goals 9, 17)

7.20 Implement strategies and programs to educate residents about the availability of alternative transportation options, including active transportation (walking, bicycling, skate-boarding), public transportation, and electric vehicles. (Goals 9, 10, 17)



REGIONAL COORDINATION

Regional and state coordination strategies, as shown above, are 7.12, 7.15, and 7.16.

See Chapter 7: Implementation for a general statement of regional and state coordination across all topic areas and strategies of the Plan.



TOWN, PUBLIC FACILITIES & SERVICES

Town Facilities • Infrastructure • Services • Programs
Schools • Utilities • Town Capacity and Staff

CURRENT CONDITIONS HIGHLIGHTS

For complete current conditions, including community feedback, see Appendix A9.

The Town's public facilities include resources such as: Town Hall, two Fire Departments, one Police Station, four Public Works Facilities, one Recycling/Composting Facility, two Elementary Schools, one Middle School, one High School, one School Superintendent's Office, two Town Docks, and 14 Recreation Facilities.

Public Safety

- Police Department services including traffic, parking, mental health, and public safety.
- There are two Fire Departments covering different geographic areas – York Village Fire Department and York Beach Fire Department.

Department of Public Works (DPW)

- DPW services include roadway maintenance and repair, overseeing trash and recycling, facility maintenance, and stormwater infrastructure maintenance.

Parks and Recreation Department

- Wide range of programs for York residents, all run at decentralized locations, including the schools.
- Significant amount of maintenance for its facilities as well as other usable green spaces in town, including the school athletic fields and parks.

- The Center for Active Living serves adults over age of 50 with a dining room meal program, plus a wide range of educational, recreational, and social events and activities. 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. Renovation of 36 Main Street is on the Capital Program for FY24 to include improved and additional Center for Active Living space, as well as other community spaces.

York School Department

- 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 or 13.75%.

Water & Sewer Facilities and Services

- The York Water District (YWD) includes 82 miles of water mains, 17 miles of seasonal mains, and two water storage tanks and is the principal water utility in York. YWD has interconnections with Kittery Water District (KWD), and Kennebunk, Kennebunkport & Wells Water District (KKWWD). Chases Pond is YWD's primary source of water.
- The York Sewer District (YSD), Kittery Sewer Department (KSD), and Ogunquit Sewer District (OSD) each provide sewer services to York. York Sewer District (YSD) provides public sewer only to a portion of York and is undergoing a Master Plan Update at the time of this Plan. The sewer pipe network is adequate for the current service areas. There is no tie-in requirement presently.

Utilities

- 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.
- York has a few wired broadband providers. Serious gaps and stability issues with internet, cell phone and wireless service coverage have been identified anecdotally by Town staff, Steering Committee members, and community members.

Health Services

- York Hospital offers a range of in-patient and out-patient services.
- York Ambulance Association is a non-profit that provides pre-hospital care and offers Wheelchair Van Service for medical and non-medical transportation for a fee.
- York County Community Action Corporation (Nasson Health Care) offers programs and services ranging from Head Start and Early Head Start to home ownership programs to heating and fuel assistance to health care.

Social Services and Programs

- York Community Service Association (YCSA) is the major service provider in York, providing a range of services including fuel assistance, emergency funds, a food pantry, clothing assistance, camp scholarships, and a Thrift Shop. YCSA contracts with the Town to administer the General Assistance Program (assistance for housing, electricity, personal care & household supplies, prescription medications, fuel assistance), and receives some Town funding for this purpose.
- York Public Library offers access to computers, internet, books/periodicals, classes, workshops, and events. There is a new teen section and during the COVID-19 pandemic, the Library strengthened its online resources and increased its book delivery system.

Municipal Staffing

- 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.



A SAMPLE OF WHAT THE COMMUNITY SAID⁵⁶

Survey Results:

- Public Facilities and Services as very important to quality of life in York (42%); 46% view these as somewhat important.
- Top three Town services that need improvement are: roadway and sidewalk maintenance/improvements (29%), Code enforcement (18%), recreation and social programs and activities (17%).
- Top public service priorities for investment/expansion: roadway and sidewalk maintenance/investment (39%), recreational and social programs/activities (26%), and schools (23%).
- Of the 506 who said they use the Town's social services/older adult services: 27% said these services need improvement, 56% said these services are adequate, and 16% said they are highly satisfied with these services.
- When asked what additional recreational opportunities they wanted in York, 53% would support a multi-purpose recreation space, 35% want a shared-age group 'center,' and 13% would support a designated-age group space.
- Of the 664 who said they use York's schools, 25% said these services need improvement, 42% said these services are adequate, and 33% said they are highly satisfied with these services.

- Increasing internet and cable access in York is a priority for majority: 58% very important and 27% somewhat important.
- Increasing cell coverage in York is a priority for the majority: 69% very important and 21% somewhat important.


Other Feedback:

- Development of services and facilities for older adults desired.
- Explore water and sewer systems expansion and improvements to support and enable specialized housing projects for older adults and modest income families.
- 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).

Varied Feedback: Quotes from meetings, online engagement, and the Community Survey:

- "Hire more people in Town Hall." (Fall 2021 Community Survey)
- "Better broadband, internet service." (Fall 2021 Community Survey)
- "Expansion of sewage or at least stronger septic enforcement." (Fall 2021 Community Survey)

STRATEGIES

Relevant goals are shown in parentheses at the end of the strategy. Strategies involving regional or state coordination/collaboration are indicated with a 

8.1 Perform a complete re-evaluation and re-writing of the existing Zoning Ordinance to ensure that York's zoning clearly matches the goals for each Future Land Use area and is easy to understand, streamlined, and modernized. Consider actions such as:

- a. Review designations of current zoning and update for definitions, locations, allowed uses, and consistency. Use descriptions provided in the Future Land Use Plan narrative and in the goals and land use strategies of this Plan to guide updates to better define the desired scale, intensity, and location of development as well as protective measures for natural resources.
- b. Without limiting opportunities for mixed-use and walkable areas, consider simplifying zoning designations according to the predominant allowable uses, such as Residential, Commercial, Municipal, and Rural or Conservation within and outside the Growth Area.
- c. Consider adoption of a unified land use ordinance, in which regulations such as traditional zoning, subdivision regulations, and design guidelines are combined into a single document.
- d. Review current allowable uses, particularly in residential areas, to determine appropriateness or changes to zoning.
- e. Correct and reconcile Site Plan and Subdivision Regulations with the Zoning Ordinance for compatibility, consistency, and ease of use. This should include reviewing, reconciling, and clarifying alignment between the Future Land Use Plan and policies, regulations, and development review processes required through the Town's multiple ordinances and regulations by the Planning Board, Planning Department, Appeals Board, and Code Enforcement.
- f. Review and strengthen private subdivision standards town-wide. In particular, consider updates to standards for lot size, roads, general

site design, and open space requirements.

Consider different standards for areas with high-value natural resources.

- g. Create a user-friendly guide and flow chart for zoning and other planning, development, and conservations-related ordinances and regulations, approvals and permitting processes.
- h. Consider amending land use codes to provide for priority or streamlined review, if possible, for projects in the Growth Area. (FLU.S2)

(Goals 1 through 18)

8.2 Amend the Zoning Ordinance to align with York's need to mitigate and adapt to climate change:

- a. Adopt new coastal resiliency overlay zoning to address SLR impacts and protect natural resources and public infrastructure. Regulate development in areas vulnerable to SLR and protect ability of natural areas (dunes, cliffs, marsh migration areas, unstable bluffs, etc.) to withstand and absorb impacts of SLR and storm surge.
 - i. Encourage conservation actions and adoption of policies and regulations that account for and accommodate marsh migration.
- b. Encourage renewable energy infrastructure and the installation of electric vehicle (EV) charging stations.
- c. Ensure that local codes and standards do not discourage small-scale renewable energy generation, including solar systems and battery backups.
- d. Explore changes to zoning to provide flexibility and/or incentives for new housing that is energy efficient and designed to be resilient in the face of climate change, severe weather events, and storm surges, especially in vulnerable low-lying areas.
- e. Adopt new zoning regulations for areas subject to inland precipitation-based flooding areas as identified through the Town's climate planning efforts.
- f. Consider new standards for resource protection and building for areas subject to inland precipitation-based flooding.

(Goals 4, 7, 16, 17, 18)

8.3 Adopt new policies and regulations to align with York’s need to mitigate and adapt to climate change:

- a. Adopt State of Maine sea level rise/storm surge projections, recognizing at least a three-foot sea level rise projection for planning purposes, and revise as necessary to align with state projections as they are updated.
- b. Adopt the Maine Energy Stretch Code (IECC 2021) to improve energy efficiency in new homes and buildings, lower monthly utility costs, and improve indoor air quality and comfort.
- c. Develop a plan to phase in energy building codes to reach net-zero carbon emissions for new construction.
- d. Provide flexibility and/or incentives for new housing that is net zero and designed to be resilient. Establish requirements for energy efficiency that exceed current standards in order to meet the Town’s greenhouse gas emissions reduction commitments.
- e. Consider incentives for projects and development that include solar power or other renewable energy systems.
- f. Adopt temperature and flood resilience standards for all new and heavily renovated structures.
- g. Evaluate current Town policies regarding the removal of healthy trees and explore the possibility of requiring underground utility lines to reduce tree damage and protect growth. Require tree replacements and new plantings in public rights of way and around parking lots that will produce enough tree canopy to provide shade to reduce temperatures, promote cleaner air, and help slow the progress of climate change within the town.

(Goals 3, 4, 5, 15, 16, 17, 18)

Net Zero House

TERM TO KNOW

A net zero house balances the power it needs with the amount of renewable energy that is generated on site or used from off-site sources to meet that need. The net result is that there are no carbon emissions from the use of fossil fuels.

8.4 Explore creating a tourism impact fund to which large employers contribute to address industry impacts and fund affordable workforce housing and community projects. (Goals 1, 2, 9, 10, 12, 15, 18)

8.5 Make use of performance standards and other tools, including Universal Design standards, to ensure development creates walkable and accessible areas for families and older adults. (Goals 1, 2, 4, 5, 8, 9, 10, 15, 18)

Universal Design

TERM TO KNOW

Universal design is the process of creating products and spaces that are accessible to people with a wide range of abilities, disabilities, and other characteristics. Universally designed products and spaces accommodate individual preferences and abilities; communicate necessary information effectively; and can be approached, reached, manipulated, and used regardless of the individual’s body size, posture, or mobility.

8.6 Consider establishing a system of impact fees that are higher in the Rural Areas to acknowledge higher local costs for infrastructure and services. Fees could be allocated for specific needs, including emergency response services or land conservation. (Goals 3, 4, 5, 7, 16, 18)

The Green Enterprise Recreational Overlay District

TERM TO KNOW

The Green Enterprise Recreational Overlay District (Zone GEZ) is an area of 250 acres that was targeted for potential development of “green” business and recreation opportunities for townspeople. Short Sands Road now traverses the district, including Town-owned land, and provides opportunities to revisit the goals of the district to refine the vision for this area and re-create an overlay district that accomplishes community goals.

8.7 Consider a strategic planning process to review, update and modify the Green Enterprise Recreational Overlay District. Determine an overall concept for the area and the desired uses and locations relative to what is allowed through the underlying base zones, and incorporate the Short Sands Beach and York Beach Village areas. Through the strategic planning process, examine which types of zoning options and policies could best encourage the types of uses desired, including recreation and form-based zoning or Planned Unit Development. Consider renaming the overlay district based on results of community charettes to reflect the desired mix of uses. (Goals 1, 2, 7, 9, 10, 13, 4, 15, 16, 17, 18)

8.8 Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board, or official. (Goal 18) (FLU.S1)


8.9 Include in the Capital Plan anticipated municipal capital investments needed to support proposed land uses. (Goal 18) (FLU.S3)


8.10 Track new development in the community by type and location through a regularly updated database maintained collaboratively by relevant Town departments. (Goal 18) (FLU.S8)

8.11 Take steps to protect critical assets and infrastructure that will be impacted by flooding and temperature change by 2030 and 2050, as identified by the Town's climate planning efforts. (Goals 6, 16, 18, 19)

8.12 Facilitate the transition of all municipal, quasi-municipal, and commercial fleets operating in York to battery electric vehicles or other zero-emission technologies as appropriate, including school buses and public transportation. (Goals 9, 17, 18)

8.13 Facilitate, promote, and document the installation of publicly accessible EV charging infrastructure for York residents, employees, and visitors. Mandate signage and safety standards for public EV charging stations. (Goals 9, 17, 18)

8.14 Publicize and promote programs such as Efficiency Maine that aid businesses and residents to achieve reductions in energy usage and/or generation of clean on-site energy, including in existing homes. (Goals 17, 19) 

8.15 Facilitate the installation and improvement of high-speed wired or wireless internet service in York to improve emergency communications and to enable remote work and learning, and other communications that could reduce vehicle miles traveled (VMT). (Goals 16, 17, 18, 19, 20) 

8.16 Ensure that public facilities and services promote and support growth and development in the town's Growth Area. (Goals 2, 3, 4, 5, 6, 7, 10, 16, 17, 18) (PFS. S2)

8.17 Locate new public facilities and direct a minimum of 75% of new municipal growth-related capital investments into the designated Growth Area. (Goals 2, 3, 4, 5, 6, 7, 10, 16, 17, 18)

8.18 Coordinate with the York Water and Sewer Districts to ensure that service extensions are in agreement with the Future Land Use Plan. (Goals 2, 3, 4, 5, 6, 7, 10, 16, 17, 18) (PFS.S3)

8.19 Conduct a feasibility assessment for the creation of a Town-affiliated stormwater utility, which would collect fees related to the control and treatment of stormwater and would be used to fund a stormwater management program. Responsibilities would include regulatory compliance and planning, upgrades, and maintenance of stormwater infrastructure. Service fees could be a flat rate or proportional to the amount of impervious (non-porous) surface on a parcel.⁵⁷ (Goals 3, 4, 6, 16, 18)

8.20 Support ongoing efforts to ensure adequate water supply during periods of drought or other water supply stressors, including but not limited to regional cooperation among water suppliers. (Goals 3, 16, 18, 19)

8.21 Increase staffing capacity for enforcement of existing Town Ordinances and standards. (Goals 3, 4, 5, 6, 7, 16, 18)

8.22 Provide excellence in the curriculum and public school experience:

- a. Prepare students to be informed and civically engaged citizens.
- b. Expand and support academic, social, and cultural diversity .Include forums for open dialogue for students, staff, and community.
- c. Provide sufficient staffing and facilities for students through 12th grade.

(Goals 18, 20)

8.23 Provide lifelong learning opportunities for learners of all ages and backgrounds through the Schools, Center for Active Living, Parks and Recreation, and other educational resources in town. (Goals 1, 2, 10, 11, 18, 19, 20)

8.24 Engage the broader community in school community events, policies, and outcomes. (Goals 1, 2, 10, 11, 18, 19, 20)

8.25 Evaluate current policies for community use of public-school facilities and other town properties and implement changes, if necessary, to achieve the following:

- a. Identify town properties that are underutilized for specific time periods and develop strategies to make better use of spaces and allow community use with clear guidelines and policies.
- b. Optimize use of school spaces after school hours and simplify the reservation process for the community and organizations, including designated points of contact and more transparent information on availability.
- c. Support broader opportunities for community involvement in school life, including consideration of use of school spaces, where possible, for meetings, educational programs, forums, and other services.
- d. Consider, for future planning, the possible conversion of one of the elementary schools into another Town or community use (such as a multi-generational community center) if space becomes available because of changing demographics.

(Goals 1, 2, 10, 11, 18, 19, 20)

8.26 Commission a feasibility study for a multi-generational community center in York that includes a survey of resident needs and desires, potential locations, and cost. Consider flexibility in use to allow for changing needs and demographics in the future. (Goals 2, 7, 11)

8.27 Support the Center for Active Living to make sure its facilities are safe, clean, and updated, and that services meet the needs of residents and changing demographics. (Goals 2, 7, 11, 18, 19)

8.28 Support the design and development /or retrofit of outdoor park and civic spaces using Universal Design principles, which would improve accessibility, including for older adults with compromised mobility and sight. Adopt Universal Design principles for renovations to existing parks, trails, and other civic spaces. (Goals 1, 2, 7, 11, 18, 19)

8.29 Maintain and upgrade buildings and equipment as needed, to continue delivery of quality services to keep up with demand. (Goals 11, 18) (PFS.S1-partial)

8.30 Consider conducting a full Town facility study, including existing conditions, capacity, and anticipated future needs. This would include information from recent studies performed by separate departments incorporated into one study with similar baseline information for all facilities. (Goal 18) (PFS.S1-partial)

8.31 Hire or contract for a Facilities Manager for all Town facilities to:

- a. Oversee day-to-day facilities management.
- b. Prepare or manage the process to produce a master plan for all facilities.

- c. Collaborate and coordinate with the York Public Schools.
- d. Ensure equipment and facility needs are met in a timely fashion through the Town's capital improvements plan.

(Goals 18, 20)

8.32 When and where feasible, install sustainable, high-efficiency heating and cooling systems in existing and new Town facilities. (Goals 11, 17, 19, 18, 20)

8.33 Support the York Recycling and Composting Committee in completing a financial feasibility study for town-wide compost pick-up. (Goals 17, 18)

8.34 Expand social connectivity in York by supporting existing events and the creation of new community activities aimed at building community connections and celebrating arts and culture, including events and programs in York Village, Cape Neddick Village, and York Beach. Consider collaboration with, and support of arts and cultural, historical, and recreational non-profits and businesses to expand activities and events. (Goals 1, 2, 10, 11, 14, 18, 19, 20)

8.35 Increase efficient use of Town-owned facilities. Encourage and expand the reach and use of facilities such as the York Community Auditorium, school gymnasiums, and athletic fields for larger community events and gatherings. Consider televising events. Explore space reservation and oversight systems that streamline the process for identifying and booking available spaces. (Goals 1, 2, 10, 11, 14, 18, 19, 20)

8.36 Support expanded reach of local communications, such as the Town of York Parks & Recreation newsletter, Center for Active Living communications, York Public Library newsletters, and other means to engage more members of the York community. (Goals 1, 2, 10, 11, 14, 18, 19, 20)

8.37 Encourage the creation of social and civic gathering places. Encourage temporary uses of public spaces for arts, culture, and gathering where appropriate. (Goals 1, 2, 10, 11, 14, 18, 19, 20)

8.38 Provide funding and/or staffing support to increase community educational opportunities, recreational programming, and other enrichment programs through the York Schools, Parks & Recreation, Center for Active Living, and other Town departments and partner entities as applicable. (Goals 7, 11, 18, 19, 20)

8.39 Consider encouraging and supporting more diverse population of residents, entrepreneurs, and businesses in town. Consider the following supports and programs:

- a. Outreach.
- b. Advocacy and support (housing choices, food, cultural).
- c. Collaboration among Town commissions and boards, initiatives, and community groups.
- d. Foreign and cultural exchange programs.
- e. Language education and translation services.
- f. Housing choices and assistance.
- g. Support for seasonal workers.

(Goals 1, 10, 13, 15, 18, 19)

8.40 Support service programs for people of limited means. (Goals 1, 2, 10, 19)

8.41 Identify the needs and desires of older adults and those with disabilities by conducting surveys, and through sharing knowledge with local and regional organizations. (Goal 2, 19)

8.42 Amend policies, programs, tools, and services to meet the identified needs of a growing older adult population and those with disabilities. (Goals 2, 10, 11, 18, 19)

8.43 Develop partnerships with local businesses, non-profits, and health care providers to enhance services to older adults:

- a. Encourage local medical practices and York Hospital partnerships with the Center for Active Living to share knowledge and develop a system for referrals for social needs of older adults.
- b. Work with the York Hospital system and providers, EMTs/York Fire Department, and the York Public Library to identify trends and challenges of providing support for older adults.
- c. Collaborate with local organizations and businesses to conduct a study of transportation needs of older adults or to incorporate this study within a larger town-wide study. Focus on identifying specific needs that traditional transportation strategies may not meet.

(Goals 1, 2, 9, 10, 18, 19)

8.44 Consider the Town becoming a member of the AARP Network of Age-Friendly States and Communities. (Goals 2, 18, 19)

8.45 Explore the mission statement of the current Senior Citizens Advisory Board to identify potential changes to meet ongoing needs of older residents and support the board, including needed expansion to meet these needs and achieve the goals. (Goals 2, 10, 11, 18, 19)

8.46 Streamline and simplify Town customer-facing processes and licensing and permitting requirements. (Goal 18)

8.47 Work towards implementing on-line licensing and permitting applications. (Goal 18)

8.48 Consider consolidation of business licensing and building permit processes to align Town and York Sewer and Water Districts' requirements. (Goal 18)

8.49 Provide an annual report on implementation progress of the Comprehensive Plan with assessments on changing priorities, challenges, etc.⁵⁸ (All Goals) (FLU.S8)

8.50 Consider conducting a Town staffing and volunteer board needs assessment to understand capacity and resources needed to address increasing needs and expectations for services:

- a. Conducting an organization or staffing study of Town departments, including existing capacity and anticipated future needs.
- b. Conducting a needs assessment for volunteer Town Boards, Commissions, and Committees.

(All Goals)


8.51 Increase Town capacity and resources to address identified increasing needs and expectations for services, including:

- a. Providing sufficient Town staff for Town operations and implementation of Comprehensive Plan.

- b. Providing sufficient Town staff support for volunteer Boards, Commissions, and Committees.
- c. Providing training and development opportunities to Town staff to maintain and expand skills to meet current and future needs.
- d. Providing resources as needed to the Code Enforcement Department to support enforcement of Town ordinances, municipal codes and municipal building permit approvals, such as conservation, subdivision approvals, land use, and others. Ensure the Code Enforcement Officer is provided training and support to become or remain certified in accordance with 30-A M.R.S.A §4451 ("Training and Certification for Code Enforcement Officers"). (FLU.S5)
 - Consider code enforcement enhancement such as a dedicated environmental conservation officer.


(All Goals)

8.52 Allocate funding to ensure that the Town, or a contracted entity, has sufficient staff, expertise, and other resources for the implementation of climate change adaptation and greenhouse gas mitigation strategies, including:


- a. Collection of necessary data to understand impacts of climate change.
- b. Support for regional collaboration. 
- c. Pursuit of funding and financing opportunities for mitigation and adaptation, including state and federal grants.
- d. Provide education to the public about climate change and available measures to lessen impacts.
- e. Track progress toward climate change adaptation via ongoing data collection and mapping.

(Goals 16, 17, 18, 19)


8.53 Consider creating and funding a Director of Grants and Strategic Partnerships (or similar) position with the responsibilities of:

- a. Monitoring the availability of and pursuing grants (federal and state) for infrastructure, preparation for climate adaptation and greenhouse gas (GHG) reduction improvements, affordable housing, as well as other initiatives.
- b. Overseeing grant implementation and compliance.
- c. Identifying best practices in other communities.
- d. Identifying collaborations and partnerships. 

(All Goals)

8.54 Maintain, expand, and improve partnerships among Town staff, schools, boards, commissions, committees, quasi-public (e.g., sewer and water), and non-profit groups. (All Goals) 

8.55 Conduct annual Selectboard progress reviews for chartered boards and committees to align with and enable these groups to carry out their charter. (Goal 18, 19)

8.56 Document existing coordination and collaboration occurring within town and also with regional entities to allow for formalized and continued future relationships. Commit to participating in more partnerships with non-profits, or other entities, as appropriate to achieve Town goals. (Goals 18, 19) 


8.57 Support collaborative efforts among the Select Board, School Committee, and Budget Committee to:


- a. Maximize opportunities for cost savings.
- b. Create long range operating plans that reflect trends and the community's needs.

- c. Coordinate and maximize use of Town buildings.
- d. Share resources, when appropriate.
- e. Ensure effective maintenance of Town property.
- f. Effectively plan for new infrastructure and capital expenditures.


(Goals 18, 19)

8.58 Evaluate the cost of municipal resources directly related to tourism and determine if the charges and fees to visitors need to be adjusted to cover these costs. (Goals 12, 18)

8.59 Explore hiring or sharing a regional Sustainability Coordinator to implement climate adaptation and mitigation strategies. (Goals 16, 17, 18, 19) 


8.60 Pursue state, regional, and federal funding and financing opportunities that support climate adaptation and mitigation initiatives, and work in concert with regional efforts to share best practices. (Goals 16, 17, 18, 19) 

8.61 Work regionally to develop and implement climate adaptation solutions, coordinate efforts, pursue funding, and pool expertise.


- a. Support and expand regional collaboration among water and sewer districts, public works departments, and other public services entities, to prepare for threats from sea level rise.
- b. Protect access to and within York in the face of increasing risks from sea level rise (SLR) and storm surge (such as bridge and road connections at I-95, U.S. Route 1, Scotland Bridge, Sewell's Bridge and Shore Road over Cape Neddick River).
- c. Continue to work collaboratively with Southern Maine Planning and Development Commission on climate resilience studies and projects. 

(Goals 16, 17, 18, 19)

8.62 Support and expand regional collaboration for facilities and services and explore cost sharing and saving opportunities, including:

- a. Initiate or actively participate in regional and state transportation efforts. Determine which Town departments should be involved for the best outcomes.
- b. Promote and participate in regional coordination regarding public infrastructure, sewer, and water services.
- c. Participate in regional and statewide initiatives regarding housing, economic development, natural resource preservation, social services, recreation, energy conservation, transportation, emergency response initiatives, and other efforts. Determine which Town departments should be involved for each category of initiatives. (H.S5-partial) (E.S4) 

(All Goals) (T.S2) (PFS.S5) (F.S1)

8.63 Meet and collaborate with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies. (All Goals) (FLU.S4) 



REGIONAL COORDINATION

Regional and state coordination strategies, as shown above, are 8.14, 8.15, 8.52 8.53, 8.54, 8.56, 8.59, 8.60, 8.61, 8.62, and 8.63.

See Chapter 7: Implementation for a general statement of regional and state coordination across all topic areas and strategies of the Plan.

ENDNOTES

- 1 These highlights are taken from public meetings and events, as well as other outreach. Survey results are rounded and are from the Fall 2021 Comprehensive Plan Community Survey. There were 1163 responses to the survey; not every question had a 100% response rate. Details can be found in Appendix A Current Conditions.
- 2 State Historic Tax Credits offer a 20% tax credit to the developers of income-producing buildings on the National Register of Historic Places that undergo renovation and reuse.
- 3 Supply and capacity issues for drinking water are in 5-8 Town, Public Facilities & Services.
- 4 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.
- 5 The town tracks unfragmented blocks as small as 350 acres.
- 6 These highlights are taken from public meetings and events, as well as other outreach. Survey results are rounded and are from the Fall 2021 Comprehensive Plan Community Survey. There were 1163 responses to the survey; not every question had a 100% response rate. Details can be found in Appendix A Current Conditions.
- 7 Beginning with Habitat (BwH) is a program within Maine's Department of Inland Fisheries and Wildlife that collects and consolidates habitat information produced by separate federal, state, and local agencies and other organizations.
- 8 These are natural areas that store carbon and help offset greenhouse gas emissions which contribute to global warming. See Appendix A3: Natural Resources for detailed descriptions and maps.
- 9 See Chapter 6 Future Land Use Plan and Appendix A3: Natural Resources Current Conditions.
- 10 SS reg 6.3.16. BwH maps can be found in Appendix A3: Natural Resources Current Conditions.
- 11 <https://www.mainelegislature.org/legis/statutes/38/title38sec420-D.html>.
- 12 <https://www.maine.gov/dep/water/nutrient-criteria/index.html>.
- 13 <https://www.maine.gov/dep/water/wd/general.html>.
- 14 <https://bit.ly/3vLXG6n>.
- 15 <https://www.mainelegislature.org/legis/statutes/12/title12sec8869.html>.
- 16 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.
- 17 Maine Department of Marine Resources, Landings Program, 2021.
- 18 These highlights are taken from public meetings and events, as well as other outreach. Survey results are rounded and are from the Fall 2021 Comprehensive Plan Community Survey. There were 1163 responses to the survey; not every question had a 100% response rate. Details can be found in Appendix A Current Conditions.
- 19 <https://www.mainelegislature.org/legis/statutes/12/title12sec6042.html>.
- 20 <https://www.maine.gov/revenue/taxes/tax-relief-credits-programs/property-tax-relief-programs/land-use-programs>.
- 21 "York employment" and "York job base" mean jobs at private and public sector employers (including large and small businesses, government units, and non-profit 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.
- 22 Maine Department of Labor Quarterly and Annual Industry Employment and Wages Dataset, <https://www.maine.gov/labor/cwri/qcew1.html>.
- 23 York's employed labor force includes residents of the town 16 or older who are working at a job in any location. Data from 2019 Five-Year American Community Survey, US Census Bureau.
- 24 Maine Department of Labor Quarterly and Annual Industry Employment and Wages Dataset, <https://www.maine.gov/labor/cwri/qcew1.html>.
- 25 Maine Department of Labor Quarterly and Annual Industry Employment and Wages Dataset, <https://www.maine.gov/labor/cwri/qcew1.html>.
- 26 These highlights are taken from public meetings and events, as well as other outreach. Survey results are rounded and are from the Fall 2021 Comprehensive Plan Community Survey. There were 1163 responses to the survey; not every question had a 100% response rate. Details can be found in Appendix A Current Conditions.
- 27 The Maine Development Foundation's Maine Downtown Center (MDC) program serves as a statewide resource for preservation-based downtown revitalization and serves as the state coordinator for the National Main Street Center's Main Street Program. Established in 1999, MDC's mission is to advance economic development in Maine downtowns using the 40-year-old Main Street Four-Point Approach®. For more info: <https://www.mdf.org/program-partnerships/maine-downtown-center/>.
- 28 <https://formbasedcodes.org/definition/>.
- 29 Data is from the 2019 and Five-Year American Community Survey, U.S. Census Bureau unless noted otherwise.
- 30 American Community Survey, Southern Maine Planning & Development Commission, and Levine Planning Strategies.
- 31 The Vitalius Group.
- 32 Projected future need is derived from data from the American Community Survey and Levine Planning Strategies.
- 33 MaineHousing.
- 34 "Seasonal" means housing units that could be converted to year-round use but not hotels, cottages, and other housing that is clearly for transient use.
- 35 Full-home describes a rental that is not a room or series of rooms shared within a larger housing unit.
- 36 Percentages are rounded.
- 37 American Community Survey and AirDNA.
- 38 YorkHousing.
- 39 These highlights are taken from public meetings and events, as well as other outreach. Survey results are rounded and are from the Fall 2021 Comprehensive Plan Community Survey. There were 1163 responses to the survey; not every question had a 100% response rate. Details can be found in Appendix A Current Conditions.
- 40 Chapter 6: Future Land Use Plan should be used as a guide for housing strategies.
- 41 This list is menu of possibilities for consideration and is not meant to apply in all places or be treated as a complete package.
- 42 A density bonus is offered by current zoning if a minimum of 10% of new housing is affordable at 80% of the area median income as part of the Town's Open Space Conservation Subdivision Ordinance but this doesn't apply to multi-family dwellings or other situations.
- 43 Formerly known as Cluster Housing, Open Space Conservation Subdivisions are an alternative to conventional residential subdivision design that allows for reduced individual lot sizes and dimensional standards, with the balance of land set aside as protected open space. This process is intended to protect important components of the natural and cultural environment and encourage quality residential design (York Zoning Ordinance 1.3.12).
- 44 <https://legislature.maine.gov/statutes/30-A/title30-Asec4358.html>.

- 45 As of February 2022, there was a state bill pending at the legislature that may give communities an option to collect revenue from STRs to fund year-round housing development.
- 46 Affordable Housing Tax Increment Financing is a state program under 30-A M.R.S.A. §§5245-5250-G administered by MaineHousing. The program allows communities to use the incremental tax revenues from an affordable housing district or development to help make the housing affordable and to pay for related costs.
- 47 2019 Five-Year American Community Survey, U.S. Census Bureau.
- 48 These highlights are taken from public meetings and events, as well as other outreach. Survey results are rounded and are from the Fall 2021 Comprehensive Plan Community Survey. There were 1163 responses to the survey; not every question had a 100% response rate. Details can be found in Appendix A Current Conditions.
- 49 Title 14, M.R.S.A. §159-A, <https://legislature.maine.gov/statutes/14/title14sec159-A.html>.
- 50 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 1 of the Nubble Road reconstruction.
- 51 U.S. Census Bureau 2019 American Community Survey.
- 52 U.S. Census Bureau 2010 and 2019 American Community Survey.
- 53 U.S. Census Bureau 2019 American Community Survey.
- 54 These highlights are taken from public meetings and events, as well as other outreach. Survey results are rounded and are from the Fall 2021 Comprehensive Plan Community Survey. There were 1163 responses to the survey; not every question had a 100% response rate. Details can be found in Appendix A Current Conditions.
- 55 <https://www.maine.gov/mdot/completestreets/>.
- 56 These highlights are taken from public meetings and events, as well as other outreach. Survey results are rounded and are from the Fall 2021 Comprehensive Plan Community Survey. There were 1163 responses to the survey; not every question had a 100% response rate. Details can be found in Appendix A Current Conditions. .
- 57 The stormwater utility applies to all properties in the stormwater utility district as this is a town-wide or area wide issue. "If the municipality decides after the feasibility study to develop a stormwater utility, it will then collect user and parcel area data (such as ownership and impervious area for each parcel) and develop a system to bill property owners." – EPA.
- 58 Reviews for implementation progress should be performed in accordance with the State of Maine Comprehensive Plan Review Criteria Rule requirements, Chapter 208 Section 2.7.



6

Future Land Use Plan

STATE OF MAINE GOAL



- To encourage orderly growth and development in appropriate areas of each community, while protecting the state’s rural character, making efficient use of public services, and preventing development sprawl.

POLICIES

- To coordinate the community’s land use strategies with other local and regional land use planning efforts.
- To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.
- To support the level of financial commitment necessary to provide needed infrastructure in growth areas.
- To establish efficient permitting procedures, especially in growth areas.
- To protect critical rural and critical waterfront areas from the impacts of development.

Local policies and strategies for land use can be found in Chapter 5 in relevant topic areas.



PURPOSE

The State of Maine requires municipalities to develop a growth management program¹ that includes defined Growth and Rural areas. York’s 2022 Future Land Use Map (Fig. 1) illustrates how the town should grow over the next ten to fifteen years to achieve the community’s vision. Growth and change will continue to occur in York, with or without this Comprehensive Plan. This Future Land Use Plan reflects the 20 goals of the Comprehensive Plan and will guide York’s land use regulations and policies. It will also inform investment decisions for infrastructure, facilities, and services to proactively shape the future of the town to best meet the community’s needs and desires. Further details on Future Land Use can be found in Appendix C: Future Land Use Background.

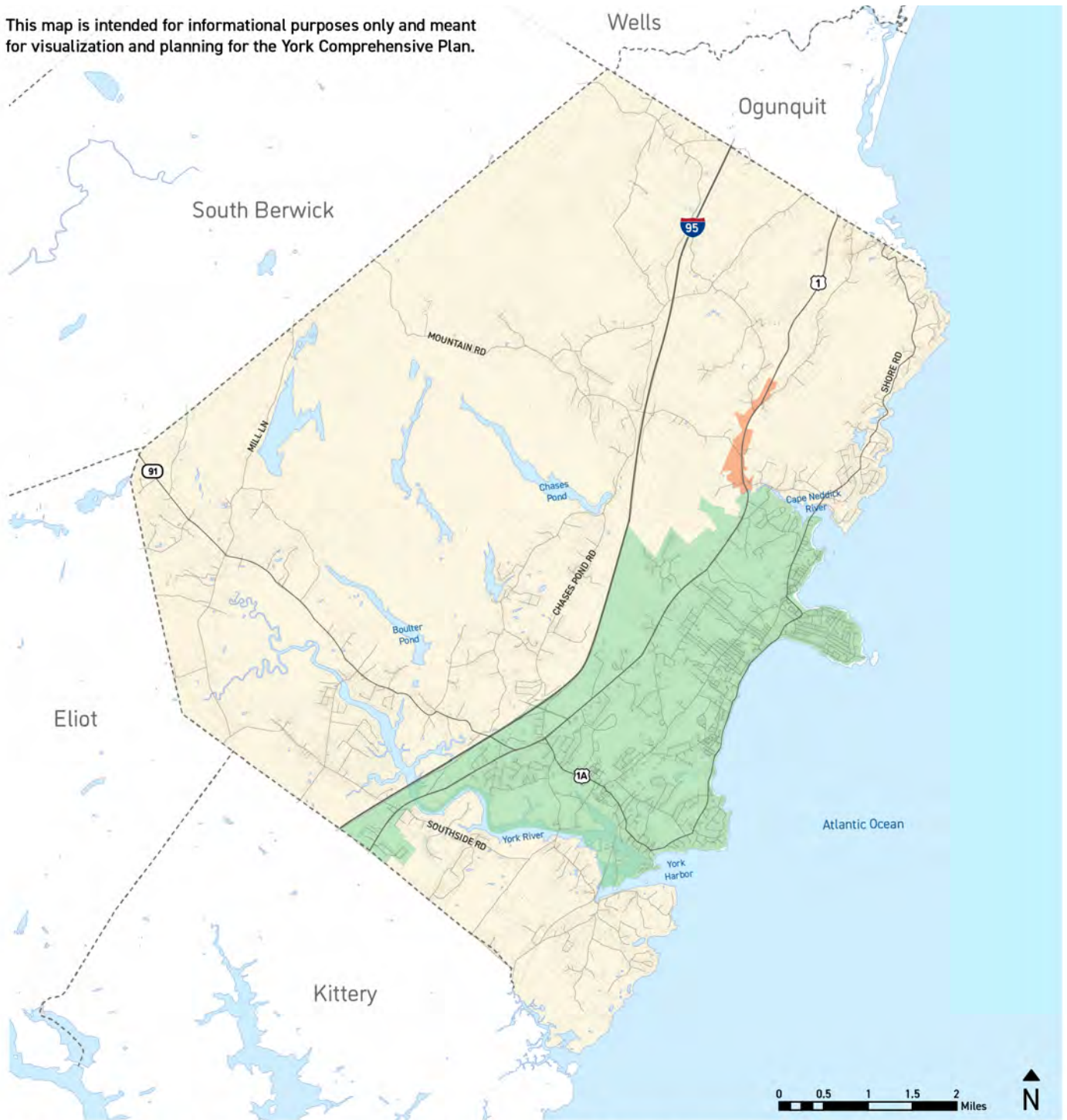
THE VISION FOR FUTURE LAND USE: ACHIEVING BALANCE

The community has prioritized natural resource protection and conservation as a core goal for the Comprehensive Plan while also expressing a desire for a greater variety of housing choices (costs, sizes, types) and additional year-round businesses serving residents to ensure York thrives as a community. Five key drivers that shape this Future Land Use Plan emerged during the planning process:

1. Preserve and protect **natural resources**.
2. Support and incentivize a variety of **housing** types and price points.
3. Encourage **economic development** with a focus on year-round availability of goods, services, and recreation opportunities for residents.
4. **Manage the impacts of tourism** (traffic congestion, access to amenities), while supporting physical and social connectivity.
5. **Prepare for climate change**.

Figure 1. 2022 Future Land Use Map

This map is intended for informational purposes only and meant for visualization and planning for the York Comprehensive Plan.



Data Sources: Town of York GIS, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie. The data shown here is for planning purposes only and is not intended for making legal or zoning boundary determinations.

Growth Area (2022)

Transitional Area (2022)

Rural Area (2022)

“Growth Area” is an area suitable for orderly residential, commercial, industrial, or any combination of those types of development over the next 10 years.

“Transitional Area” means an area that is suitable for a share of projected residential, commercial or industrial development at an amount or density less than a growth area but not protected for rural resources at the same level for a rural area.

“Rural Area” is a geographic area that is deserving of some level of regulatory protection from unrestricted development to support agriculture, forestry, mining, open space, wildlife habitat, fisheries habitat and scenic lands, and should have development diverted away from it over the next 10 years.

Each of these drivers is interrelated and necessary for a vibrant and relevant community; there is no simple “either/or” solution to land use in York. The overall intent is to focus development, including housing, in the areas served by public infrastructure that are the traditional village centers of the town and contribute to community connectivity and walkability. Development patterns should also be planned to protect York’s unique natural areas that contribute to the town’s extraordinary biodiversity, support residents’ quality of life, and help prepare York for the effects of climate change.

YORK’S GROWTH FROM 2010 – 2021: INFORMING FUTURE LAND USE

Approximately 95% of structures built between 2010 and July 2021 were for residential use, followed by 3% for commercial uses (Table 1). In that time period, the number of structures built in a single year peaked in 2016, with 260. Not including partial data for 2021, on average 122 structures were built every year from 2010 to 2020.

The Town’s 2006 Growth Area Boundary (Fig. 2) generally follows the physical constraints of I-95 to the west, the Cape Neddick River to the north, the York River to the south, and the Atlantic Ocean on the east with all other areas designated Rural.

While the 2006 Growth Area boundaries attempted to focus all types of development towards the town’s villages and existing infrastructure and services—following the historical patterns of settlement—development in the last decade appears to have been more dispersed throughout the town. From January 2010–July 2021, less than 50% of new construction² was located within the boundaries of the 2006 Growth Area. New residential construction, specifically, remains consistent with the overall trend, with less than half of new development located within the 2006 Growth Area. The estimations also indicate about half of new commercial development occurred inside the 2006 Growth Area, as well as the vast majority of civic and institutional new development. While there were few new industrial developments, over half were located outside of the 2006 Growth Area.³

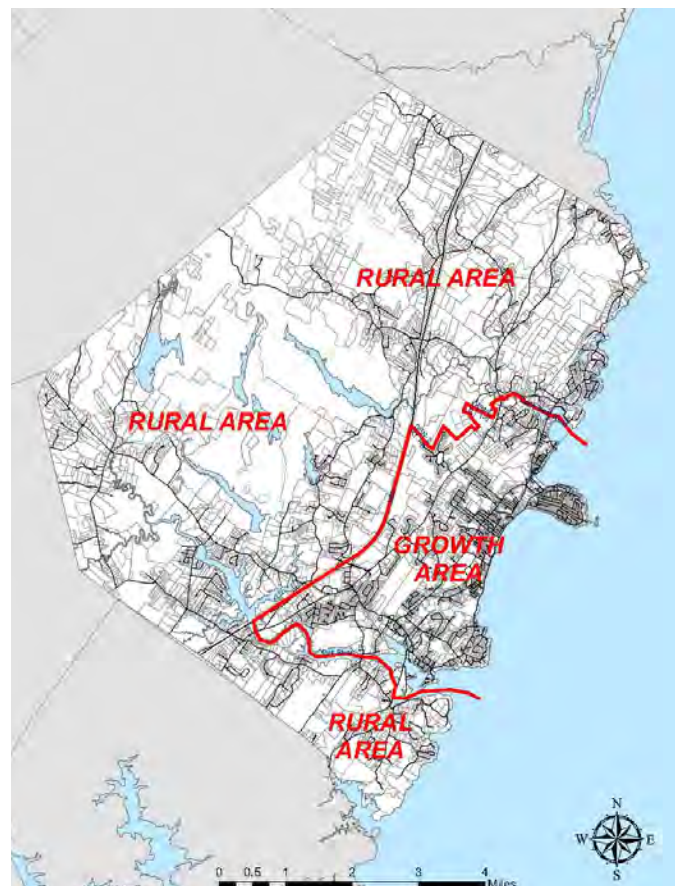
Table 1. Structures Built from 2010 to 2021* by Land Use Category from Town of York Assessor

| 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. This data did not indicate whether a new structure was built on a vacant parcel or if it was a new building replacing a previously existing one (tear-down). Data was sorted to require a minimum living area of at least 200 SF, as required by Assessor.

*2021 data is for partial year, through July 2021.

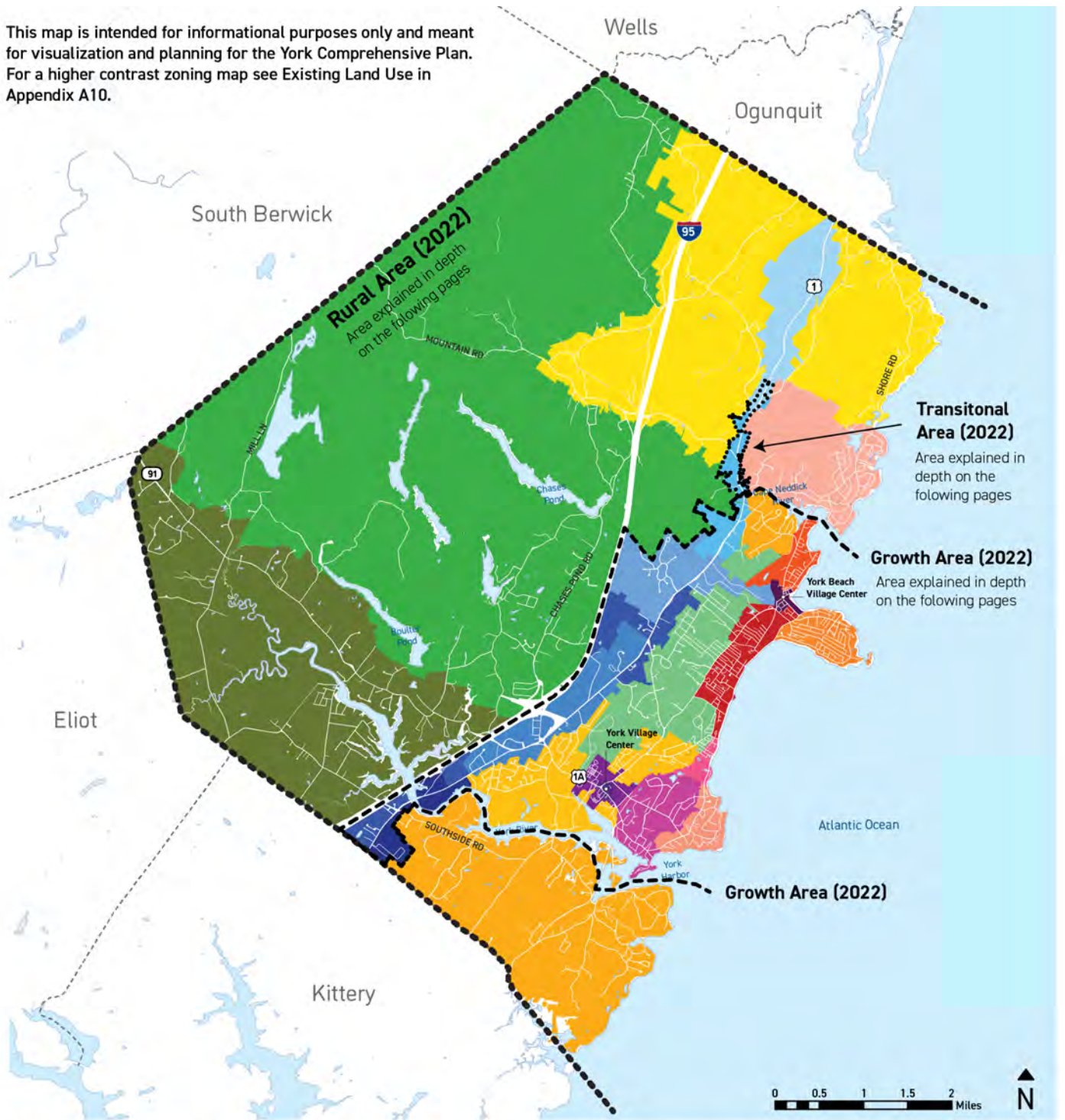
Figure 2. Town of York 2006 Growth Area Map



Source: York Planning Department, York Comprehensive Plan Policy Chapter 7/11/06

Figure 3. 2022 Future Land Use Areas over Base Zoning

This map is intended for informational purposes only and meant for visualization and planning for the York Comprehensive Plan. For a higher contrast zoning map see Existing Land Use in Appendix A10.



Data Sources: 2019 Town of York OpenData, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie. The data shown here is for planning purposes only and is not intended for making legal or zoning boundary determinations.

| | | | | |
|-------|--------|--------|--------|-------|
| 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 | |

FUTURE LAND USE – AREA DESCRIPTIONS⁴

Descriptions are color keyed to Fig. 4.

GROWTH AREA

The 2022 Growth Area contains approximately 5,000 parcels (about 5,300 acres of land) of which about 220 were vacant in 2020.⁵ The Growth Area includes a vast majority of York's public water and sewer infrastructure. The state requires municipalities to direct 75% or more of their infrastructure and facilities investments towards Growth Areas.⁶ All but three of the Town's facilities are located within the Growth Area, including all four public schools and Town Hall. There is broad public water (both year-round and seasonal) and sewer access available to support the higher intensity of uses. The Growth Area includes 16 of the Town's 22 zoning districts (Fig. 3). A majority of the town's commercial uses, highest intensity residential neighborhoods, mixed-uses, civic, and institutional uses are allowed and encouraged to grow within the boundary.

Residential – Higher Intensity (Concentration of Homes)

Residential Zones

The denser residential neighborhoods are found within the Growth Area along the coast and the York and Cape Neddick Rivers. Five of the eight Residential Zones (RES-1B, RES-4, RES-5, RES-6, and RES-7) are completely within the Growth Area, with higher intensities of housing, as is a small portion of RES-1A.

The most intense residential zones are RES-5, RES-6, and RES-7, whose corresponding neighborhoods have largely been built out on small lots, many of which may not meet the minimum lot size and setback requirements of current zoning, as of 2022. RES-1A, RES-1B, and RES-4 are less intense with larger minimum lot size requirements. These areas are also more restrictive in allowed uses, including residential types, and tend to have fewer pre-existing non-conforming commercial uses than the previously mentioned residential zones.

With the southern addition (Fig. 5), the Growth Area now includes the entire Workforce Affordable Housing Overlay District. The continuity down U.S. Route 1 and I-95 supports the extension or linking of public infrastructure in this part of town that would allow for more intense residential and possibly mixed-use.

Commercial and Mixed-Uses

Village Centers

Three of the four village centers, which have historically and traditionally been the centers of

commercial, social, and civic activity and life in York, are located within the Growth Area, including York Village Center, York Harbor Village, and York Beach Village Center. These mixed-use, walkable hubs of activity are reflected in specific zoning districts, particularly the Village Center Zones (YVC-1, YVC-2, and YBVC) and Business Zones (B-1 and B-2). While there are fewer vacant parcels for new development in these areas, there is continued opportunity for redevelopment, renovation, and adaptive reuse to encourage more mixing of commercial and residential uses. This Comprehensive Plan supports the Town's efforts to implement its 2015 *York Village Master Plan* as the first of the village revitalization efforts.

Route 1 Zones - Varied Mix of Uses and Differing Intensities

The Town's Route 1 zones cover the entire length of U.S. Route 1 in York from the Kittery to Ogunquit borders. The intent for these zones (RT 1-1 through RT 1-6) is to capture the different land uses and intensities appropriate for their sections of town. All of the RT 1 zones, except for RT 1-1, which was zoned with York River protection in mind, allow for a variety of uses.

There is potential for residential or mixed-use in the extended Growth Area that now encompasses the U.S. Route 1 corridor south to the Kittery border, due in part to public water access and potential for sewer through Kittery's sewer service.⁷

There are also commercial development opportunities in the village centers as well as the Route 1 zones, particularly RT 1-3 with clusters of larger commercial uses, RT 1-4 with potential for recreational uses, and RT 1-5 for smaller village-like mixed uses.

Bridging between the village center zones and the Route 1 zones is the GEN-3 zone, which allows for a mix of uses at intensities similar to the adjacent zones.

Civic and Institutional Uses

Along with the significant Town Hall improvement project in York Village, the vast majority of York's pending capital improvements are for Town-owned facilities, which are primarily east of I-95 in the Growth Area. York Hospital, the largest institutional use and employer in town, has been working with the Town to plan for any future development of its main campus within the York Village Hospital Overlay District.

Figure 4. 2022 Future Land Use Areas



Data Sources: Town of York GIS, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie. The data shown here is for planning purposes only and is not intended for making legal or zoning boundary determinations.

- Growth Area (2022)
- Transitional Area (2022)
- Rural Area (2022)

TRANSITIONAL AREA

The Transitional Area (Fig. 3) is an additional portion of RT 1-5 and a small portion of RT 1-6 along U.S. Route 1 not in the Growth Area, and is comprised of approximately 50 parcels that total about 200 acres. This area is intended to support medium-intensity growth. Route 1-5 is already a mixed-use zone that is intended to encourage a range of small-scale uses such as retail, restaurants, services, and residential. The Transitional Area includes Cape Neddick Village Center⁹ and the U.S. Route 1 area just north of Logging Road with a cluster of existing small, local businesses that are similar in scale to Cape Neddick Village. This section of the U.S. Route 1 corridor mostly has public water service access but not sewer service; any medium- to longer-term plans for extension of York Sewer service to this area would improve the area’s capacity for growth.

RURAL AREAS

The Rural Areas contain most of the town’s natural resources such as forests, wetlands, and waterbodies. A vast majority of the watershed surface water protection areas are in the Rural Areas and include portions of the York River Watershed, Cape Neddick River Watershed, and Josias’s Brook Watershed. Rural Areas are designated as areas where the Town would prefer slow growth and low levels of change over time. These areas are not suitable for indiscriminate development due to environmental concerns and existing development constraints. High priority goals for York’s Rural Areas include water quality protection, conservation of important natural features and wildlife habitats, and continuing agricultural and forestry-related uses. The rural designation does not forbid residential development or restrict the existing uses.⁸ Regulations such as large minimum lot sizes and increased requirements to protect natural resources and limit environmental impacts may be warranted and the Plan strategies reflect these priorities. The 2022 Rural Area includes all GEN-1, GEN-2, RES-2, RES-3, a few parcels of RT 1-5, and a large portion of RT 1-6 and RES-1A (south of York River).

Residential - Lower Intensity

The RES-1A, RES-2, and RES-3 zones are the most restrictive of the residential zones with the largest minimum lot requirements and the prohibition of most non-residential uses.

General

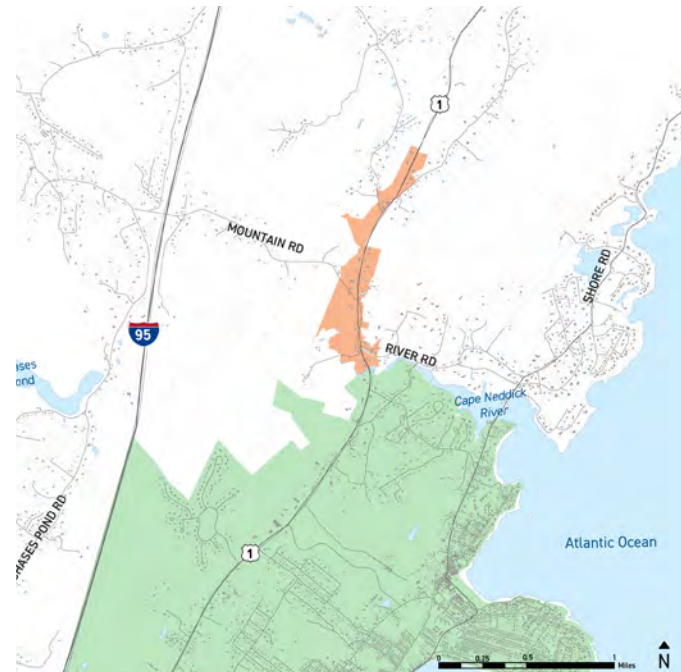
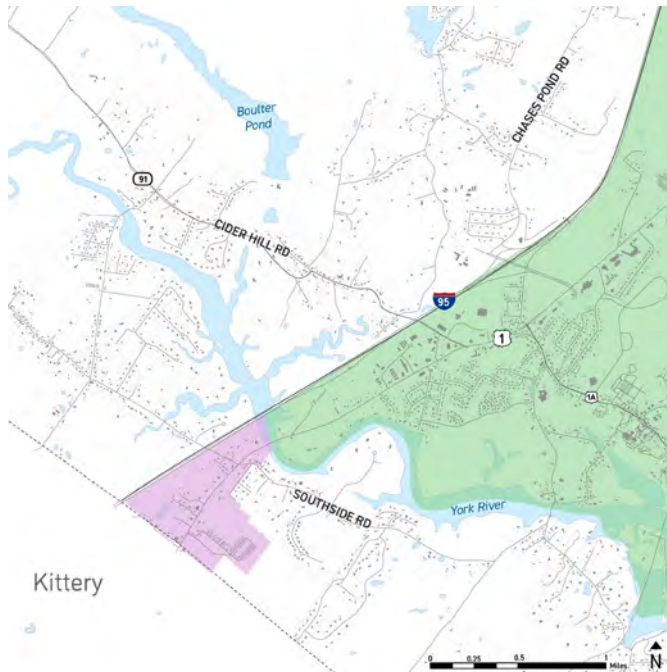
The General zone districts allow a wide range of uses, though not at significant intensities. While overlay districts, including the Shoreland Overlay District and Watershed Protection Overlay District, limit certain uses and development that would impact water quality, enforcement throughout these areas can be challenging, in part due to the large geographic area and underlying ground conditions.

Figure 5. 2022 Future Land Use Plan Areas Changed from the 2006 Plan

These maps are intended for informational purposes only and meant for visualization and planning for the York Comprehensive Plan.

To the South on Rte 1: Workforce Housing Overlay District that is now Part of 2022 Growth Area

To the North on Rte 1: New 2022 Transitional Area in Parts of RT 1-5 and RT 1-6 Zones



Data Sources: Town of York GIS, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie. The data shown here is for planning purposes only and is not intended for making legal or zoning boundary determinations.



CONSTRAINTS AFFECTING LAND USE AND DEVELOPMENT

Beyond zoning, there are a number of important factors that constrain development in York.

ENVIRONMENTAL FACTORS

Physical soils and water-related constraints, including wetlands and hydric soils (permanently or seasonally saturated by water), vernal pools, conserved lands, and erodible soils on steep slopes are major environmental features that impact development potential and desirability. A majority of the town's lands with these environmental constraints are located in the Rural Area.

HIGH-VALUE NATURAL AREAS

There are critical and important natural resources¹⁰ that should be factored into development viability and many of them are most valuable because of the interconnected attributes of multiple high-value resources over large areas of undeveloped, unfragmented land. The Beginning with Habitat (BwH) program has compiled and mapped data from state agencies on locations of important habitats and water resources and rated these locations based on the degree of overlap to highlight a given area's relative conservation value (Fig. 6). While the more than 9,000 acres of conservation land in public or private ownership in York, as well as the Town's regulatory tools, help to minimize impacts of development, recent construction trends show significant development over the past ten years has occurred in York's Rural Areas. Without any additional policy or regulatory efforts to encourage or require conservation of critical natural resources, it is likely that recent trends will continue. The land use strategies in this Comprehensive Plan seek to strengthen protections for these Rural Areas.

INFRASTRUCTURE AND CLIMATE

WATER AND SEWER SERVICE

The York Water District (YWD) and York Sewer District (YSD) are the primary water and sewer providers in York. Generally, service expansions happen based on areas of existing density or an understanding of how future growth will occur. Currently, public water and sewer services generally are within the Growth Area boundaries.¹¹

SEA LEVEL RISE AND CLIMATE CHANGE

The Town's climate planning work of 2021-22 highlighted the risks York faces from climate change, now and in future decades. Since land use decisions and infrastructure investments are long-term—with some effects lasting for 30 to 100 years or more—perhaps nowhere is it more important to think of the future than when considering climate change impacts. Key considerations for future land use planning include protecting critical assets of property and natural resources from sea level rise (SLR), conserving natural areas that can help mitigate climate change impacts, conserving natural areas that are high-value for their carbon storage potential to mitigate the town's greenhouse gas emissions, and containing sprawl to reduce vehicle miles traveled (and greenhouse gas emissions).

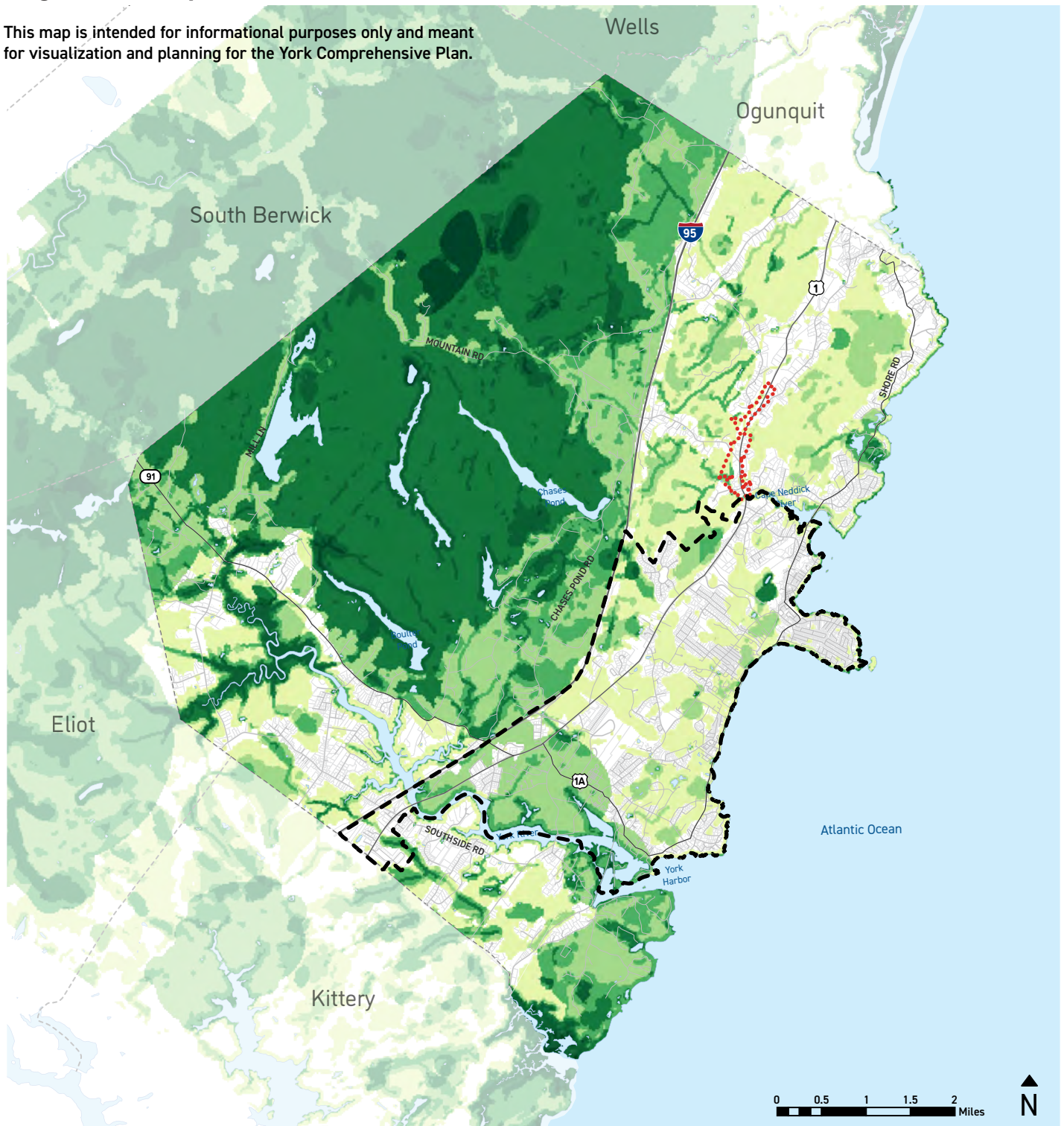
The Maine Climate Council recommends managing and planning for specific SLR scenarios while acknowledging that looking at historical trends cannot help us fully understand future acceleration of SLR. The Council recommends the following scenarios should guide the Town's land use planning and development regulations:

- Manage to an intermediate SLR scenario of 1.5 feet by 2050¹²
- Manage to an intermediate SLR scenario of 3.9 feet by 2100
- Consider managing to 3 feet SLR by 2050
- Consider managing to 8.8 feet SLR by 2100

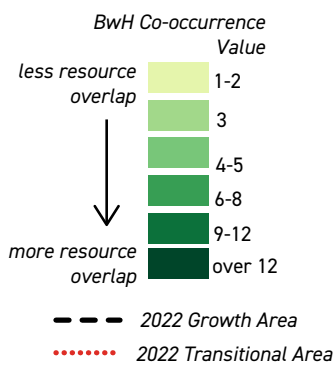
SLR maps and additional information on climate change constraints can be found in Appendix A3: Natural Resources. The goals, policies, and strategies of this Plan include recommendations for developing a Coastal Overlay Zone with additional considerations and requirements for buildings and infrastructure development in these areas. Considerations for preserving natural areas that are high-value for their carbon storage potential are also included.

Figure 6. Overlap of Natural Resources

This map is intended for informational purposes only and meant for visualization and planning for the York Comprehensive Plan.



Data Sources: Beginning with Habitat Program, Maine Department of Inland Fisheries and Wildlife, received from Town of York August 30, 2021; Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.



The Beginning with Habitat Program (BwH) has compiled and mapped data from State agencies on locations of important habitats and water resources and rated these locations based on the degree of overlap to highlight a given area's relative conservation value. It offers a generalized and subjective view to aid in planning and should be considered as a starting point for discussion. Data factored into this map with methodology is listed below (some of the layers listed may not be present on this map).

Rare and Exemplary Natural Communities

- S1 (Critically Imperiled). Value of 4
- S2 (Imperiled). Value of 4
- S3 (Rare). Value of 3
- S4 and S5 with A or B viability (Exemplary). Value of 3

Rare plants

- S1 (Endangered). Value of 3
- S1S2-S2 (Threatened). Value of 2
- S2S3 - S3 (Special Concern). Value of 1

Listed Animals

- Endangered Species (with buffer). Value of 3
- Threatened Species (with buffer). Value of 2
- Species of Special Concern (with buffer). Value of 1

Significant Wildlife Habitats

- Shoreland Habitat. Value of 3
- Seabird Nesting Islands. Value of 3
- Essential Wildlife Habitat. Value of 3
- Wading Bird and Waterfowl Habitats (inland and tidal). Value of 2
- Deer Wintering Areas. Value of 1
- Significant Vernal Pools (with 500' buffer). Value of 1
- Atlantic Salmon Habitat. Value of 2
- Heritage Brook Trout Waters. Value of 2
- Shellfish Beds. Value of 1

Riparian Zones and Water Resources

- Tidal waters 250' buffer. Value of 2
 - Great Ponds 250' buffer. Value of 1
 - Rivers 250' buffer. Value of 1
 - Streams 75' buffer. Value of 1
 - Wetlands greater than 10 acres plus 250' buffer. Value of 1
 - Wetlands less than 10 acres plus 75' buffer. Value of 1
 - Groundwater aquifers. Value of 1
- Undeveloped Habitat Blocks**
- Areas over 1200 acres. Value of 3
 - Areas of 600 to 1200 acres. Value of 2
 - Areas of 200 to 600 acres. Value of 1

A FUTURE LAND USE PLAN THAT ACCOMMODATES PROJECTED GROWTH

PROJECTED POPULATION GROWTH IN YORK

The year-round population of York is estimated to increase from 13,247 in 2021 to 14,697 in 2031.¹³ This population increase estimate is based on state projections adjusted to include an anticipated conversion of 25 seasonal units per year to year-round housing units.¹⁴ The median age of the town is expected to increase, and the average household size will continue to decrease.

HOUSING

The estimated 1,450 new residents through 2031 will need a total of approximately 560 units of year-round housing (361 owner-occupied and 199 rental). Of these 560 units, as mentioned above, it is assumed that 250 units will be seasonal homes converted to year-round use, leaving a demand for 310 new units (111 owner-occupied and 199 rental).¹⁵ This projected demand for housing is conservative, as it is based on state projections; the assumed household size in these projections is slightly larger than the current York household size of 2.3 people per household. It is possible that demand for housing may be more than these 310 units.¹⁶ A number of these smaller households may be existing York households looking to relocate or downsize in the community. Important to remember is that the Town's preparation for this projected housing need is not a mandate. The market will determine how many units are built; this Plan seeks to encourage new housing units that meet the needs of the current community, which is growing older and will quite likely have increased need for different housing (smaller units, walkable location, accessible, less maintenance, more affordable) than the current housing stock.

The 2006 Growth Area includes approximately 5,100 acres of land. Town Assessor 2020 data indicates there were over 200 parcels totaling just under 650 acres categorized as 'Vacant'¹⁷ within the 2006 Growth Area boundary.¹⁸ A series of high-level exercises evaluating development potential

of vacant land, along with several multi-family or multi-parcel developments that have already been permitted, indicates that the 2006 Growth Area can accommodate approximately 300 additional new housing units.¹⁹ With the extension of the Growth Area to encompass the southern end of the Workforce Affordable Housing Overlay District, it is reasonable to assume that the 2022 Growth Area could accommodate most of the new housing demand for the next decade. As some new housing will be built outside of the Growth Area, the town will be able to meet its overall housing demand in terms of number of units. However, in order to achieve the desired range of housing types and costs, the Town will need to implement strategies in this Comprehensive Plan.²⁰

ECONOMIC DEVELOPMENT/COMMUNITY-BASED BUSINESSES

The potential for commercial development, particularly within the village centers, should not be confined to new construction on vacant parcels but can also include renovation and adaptive reuse of existing buildings. While York's existing business centers are largely developed, there are five areas that may be appropriate for additional business development (Fig. 7).²¹

- **Short Sands Road Area:** May be suitable for mixed-use development to include housing, recreation, retail, and restaurants. Zoning: RT 1-4, GEN-3, and RES-7.
- **Spur Road and U.S. Route 1:** Due to its proximity to the Maine Turnpike, the one vacant lot here is a highly desirable location for a variety of business uses. Zoning: Both areas are generally within RT 1-3.

Figure 7. Commercial Focus Areas



Data Sources: Town of York GIS, Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset. Map created by CivicMoxie. The data shown here is for planning purposes only and is not intended for making legal or zoning boundary determinations.

- Growth Area (2022)
- Transitional Area (2022)
- Possible Commercial Focus Area

- **U.S. Route 1 and Route 1A:** Infill development (constructing a new building between existing buildings where there is either sufficient space or a vacant lot in a built-up area) could be possible within the area north and south of the Route 1 and Route 1A interchange zoned as Route 1-3, which has a concentration of retail and consumer-oriented businesses along with some lodging. This area could be appropriate for a range of uses including office development, retail, restaurants, and lodging.
- **York Village:** The Village could accommodate new smaller-scale retail, restaurants, services, and arts/entertainment uses through reuse of existing buildings and new development on sites previously owned by York Hospital. Zoning: primarily YVC-1 and YVC-2.

- **Transitional Area:** This area is an extension of the Growth Area boundary north along U.S. Route 1 in the area described as Cape Neddick Village and just beyond. There are well-established small-scale commercial uses clustered within the area that could benefit from some additional local commercial and mixed-uses; currently, there is no access to public sewer in this area. Zoning: RT 1-5, Cape Neddick Village, and RT 1-6, Rural Mixed Use.

INSTITUTIONAL USES

York Hospital is the town’s largest institutional use. As York’s major health and community service provider and the largest employer, York Hospital has unique needs regarding its site development. Its main campus in York Village Center falls within the York Village Hospital Overlay District (Article 10-B), which includes specific design guidelines and performance standards for this zone.

INDUSTRIAL USES

While there may be demand for specific types of light manufacturing or industrial uses within the 2022 Growth Area, particularly along U.S. Route 1, most future industrial uses will likely continue to grow along the larger roadways for highway access.

SUMMARY OF FUTURE LAND USE

SUPPORTING THE COMMUNITY VISION FOR YORK’S FUTURE

The community has expressed the desire to encourage walkable development close to village services and businesses which will also help limit the impacts of new development by reducing car-dependence and the number and distance of vehicular trips needed to access goods, services, and amenities. However, other strategies are needed to address the congestion problem. This Comprehensive Plan prioritizes an extensive town-wide transportation, traffic, and parking study to identify peak season challenges, as well as alternative forms of transportation to address these concerns, and the diverse mobility needs of residents.

HOW THE FUTURE LAND USE PLAN ENCOURAGES DEVELOPMENT IN THE DESIRED PLACES

The Growth Area in the Future Land Use Plan contains the vast majority of the Town’s facilities, infrastructure, services, and programs. The Rural Areas are host to significant natural resources that are a priority for protection. The associated land use strategies found in this Plan support varied housing types in walkable communities in the Growth Area and increased land conservation and protection measures in the Rural Areas. Plan land use strategies also support the business and community activities in the village centers and nodes (connecting points with a mix of buildings and uses) along U.S. Route 1, including in the Transitional Area on U.S. Route 1 just north of the Growth Area.

HOW THE FUTURE LAND USE PLAN RECONCILES WITH DEVELOPMENT TRENDS

The Future Land Use Plan is one part of a multi-pronged approach to encourage and direct desired development. Without any changes, the town will continue to see significant development outside the Growth Area. Addressing concerns of sea level rise will include the consideration of the creation of a coastal zone overlay district to acknowledge that the eastern edge of the current Growth Area boundary along the coast is, and will be, impacted by sea level rise/storm surge. By continuing to focus on public infrastructure enhancements and services within the Growth Area and reconciling zoning and other regulations to more easily allow and incentivize the varied types of housing needed by the community, the Town will be proactively working to guide growth where it is desired. In tandem, the Town will need to more actively discourage development in the Rural Areas and consciously guide development that does occur to maximize natural resource protection.

See Chapter 5 for the recommended policies and strategies to achieve York’s Future Land Use goals.

Chapter 7 offers information on priorities and roles to guide the Town in moving forward to accomplish the goals outlined in this Future Land Use Plan.

Endnotes

- 1 Title 30-A, §4326. Growth Management Program Elements.
- 2 Estimate from Town Assessor “year-built” data. For the purposes of determining the structures built (by land use type) 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 SF of living area in order to be counted.
- 3 See Appendix A10: Existing Land Use Current Conditions, Fig. 13.
- 4 The 2006 Future Land Use Plan contained four general categories of zoning districts including the village center zones; residential zones; Route 1 zones; and Rural zones. Not all of the 2006 Comprehensive Plan zoning recommendations have been enacted, but the characteristics of the zoning districts remain, as do the overall intentions of the Town.
- 5 For a full description of Town of York Assessor Land Use types in the town and in the Growth Area, see Appendix C: Future Land Use Background.
- 6 York has consistently met this requirement since the Town adopted the 2006 Growth Area Boundary as part of the 2006 York Comprehensive Plan Policy Chapter.
- 7 The 2006 Growth Area included all of RT 1-3 and RT 1-4 and portions of RT 1-1, RT 1-2, RT 1-5. With the 2022 update, the revised Growth Area now includes all of RT 1-1 and RT 1-2 south of York River.
- 8 The 2011 Future Land Use chapter of York’s amended 1999 Comprehensive Plan recommended several “Rural” zones that would correspond with different levels of allowed, lower-intensity uses and natural resource protection.
- 9 The 2006 Growth Area only included a portion of the Cape Neddick Village RT 1-5 Zoning District.
- 10 These resources include wildlife habitats; rare and exemplary natural communities; rare and endangered plants; habitats of endangered species, threatened species, and species of special concern; riparian zones and water resources; and undeveloped habitat blocks. Maps containing each of these layers can be found in Appendix A3: Natural Resources Current Conditions.
- 11 See maps of water and sewer service in Appendix A9: Town, Public Facilities & Services Current Conditions.
- 12 Over baseline year of 2000.
- 13 American Community Survey and Levine Planning Strategies.
- 14 Levine Planning Strategies.
- 15 See Appendix A6: Housing Current Conditions for more information on projected housing demand.
- 16 Note: Just as important as the projected number of needed units is the anticipated size and type of units needed. The projected minimum need of 310 units may work according to the population numbers projected for York but may not match consumer preference because of a likely desire for smaller housing units by smaller households in the future.
- 17 “Vacant” or “Developable” as defined by York Tax Assessor’s office applies to any parcel that is not currently developed and does not have a specific constraint that would move it into the “Undevelopable” category. There may be other unknown constraints on parcels in this “Vacant” category that would make them difficult or not possible to develop but whose parcel owners have not requested a change in status with the Tax Assessor. Map is for general planning purposes only.
- 18 See Appendix C: Future Land Use Background for more detailed information on the analysis of vacant parcels and potential for growth in the 2006 Growth Area.
- 19 The assumption is single-family housing except for units counted from three multi-family development projects permitted but not yet built as of January 2022 that are part of this overall 300 unit count.
- 20 See Appendix C: Future Land Use Background for additional information on types of housing in York.
- 21 These are described in more detail in Appendix A5: Economy Current Conditions and in Appendix C: Future Land Use Background.



7

Implementation

INTRODUCTION

This York Comprehensive Plan reflects a multi-year planning process focused on using community values and priorities to set a vision for the future. The Plan offers 203 strategies organized in eight topic areas to address the 20 community goals developed through an extensive community outreach process. The benefits of planning comprehensively are numerous. By addressing goals across topic areas, York will be able to make the best use of its resources by encouraging boards and commissions, Town departments, non-profits, residents, and others to seek and coordinate mutually beneficial solutions across disciplines and interests. In the spirit of this approach, this section outlines both the actions (the “what”) and the processes (the “how”) of Plan implementation by providing information on the following:

- **The Implementation Chart in Appendix D**
- **Immediate action strategies and next steps**
- **Regional coordination and collaboration**
- **Town capacity**
- **Fiscal capacity and Capital Program information**

As this Comprehensive Plan looks at a ten-year time span for implementation, exact timing of all strategy recommendations is not detailed in this chapter. Suggestions, based on feedback from the Comprehensive Plan Steering Committee and Town staff, are made for near-term and longer-term action items. However, the implementation of many strategies will be dependent on funding and Town priorities, as well as staff and partner capacity. These factors will change over time, and the Town should prepare an annual report documenting implementation progress on the Comprehensive Plan with notes on key factors enabling progress, or deterrents to action, as applicable. This yearly assessment will be a helpful tool in ensuring the Plan is put to good use as the Town moves towards a collective vision for the future.

IMPLEMENTATION CHART

The Implementation Chart found in Appendix D presents the Plan’s recommended strategies organized by topic areas. The chart offers an overall view of the Plan and makes it easy to assess the scope of strategies in any one topic area. These strategies, explained and listed in Chapter 5: Goals, Policies & Strategies, are gathered in one place in the Appendix D chart and listed along with other information helpful to implementation such as suggested lead implementers, estimated costs (where known), potential funding sources, and action timelines. The Town can use this chart to plan ahead, assign tasks, and pursue funding. This chart can become an annual “report card” to track and report progress on Plan implementation. This information is also intended to assist departments, as well as boards, commissions, and committees, to anticipate the work under their purview. **It is important to note that the strategy descriptions in Appendix D have been condensed and abbreviated for readability and that Chapter 5 is the location for the full text of all of the Plan strategies.**

IMMEDIATE ACTION STRATEGIES AND NEXT STEPS

The 203 strategies presented in this chapter are intended to be implemented over the course of the next ten years and have been assigned action timelines of immediate, near-term, medium-term, long-term, and on-going. While some are required regulatory mandates, the vast majority of strategies are based on direct feedback from the York community and will involve further study and input. While every one of the 203 strategies is important, listed here are eleven strategies¹ the Steering Committee identified as immediate action items to build a firm foundation for implementing

the full Comprehensive Plan and to address pressing needs. Some of these strategies, such as forming a volunteer committee, can be accomplished in very little time, while others, such as a re-write of the Town's Zoning Ordinance and conducting a comprehensive transportation and traffic study, should be started soon but will take longer to complete.

The list of these immediate action strategies below includes an overview of the strategy, the page number in Chapter 5 where the full strategy description can be found, and the lead party responsible for implementation:




- **Work with local and regional conservation organizations to identify high priority natural resources, open space, and recreational land to be conserved or protected. (2.1; pg. 29) (Conservation Commission)**
- **Evaluate the Town's existing Open Space Conservation Subdivision (OSCS) Zoning Development Ordinance to better serve preservation of natural resources. (2.6; pg. 30) (Planning Department, Planning Board)**
- **Plan for, develop, and manage opportunities for residents to access and enjoy the Town's limited marine resources. (3.1; pg. 38) (Harbor Board)**
- **Establish an Economic Development Committee (EDC) to develop a vision for economic opportunities and a business recruitment plan. (4.1; pg. 42) (Selectboard)**
- **Conduct design charettes (workshops) for the area surrounding Short Sands Road to determine the appropriate mix of uses for this site, incorporating business, residential, and recreational opportunities. (4.4; pg. 42) (Planning Department, Planning Board)**
- **Create a Community Housing Committee to address the range of housing costs and types needed in York. (5.4; pg. 48) (Selectboard)**
- **Commission a comprehensive transportation, traffic, and parking study for the town. (7.1; pg. 58) (Planning Department)**
- **Perform a complete re-evaluation and re-writing of the existing Zoning Ordinance to ensure that York's zoning clearly matches the goals for each Future Land Use area and is easy to understand, streamlined, and modernized. (8.1; pg. 64) (Planning Department, Planning Board)**
- **Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board, or official. (8.8; pg. 66) (Planning Department)**
- **Consider conducting a needs assessment for Town staffing and volunteer boards to understand capacity and resources needed to address increasing resident needs and expectations for services. (8.50; pg. 70) (Selectboard)**
- **Explore hiring or sharing a regional Sustainability Coordinator to implement climate adaptation and mitigation strategies. (8.59; pg. 71) (Selectboard)**

REGIONAL COORDINATION PROGRAM

Each topic area in Chapter 5 indicates the strategies that involve regional and/or statewide coordination and collaboration. In addition, pursuant to 30-A M.R.S.A. §4326(4), the Town of York is committed to continuing and expanding regional coordination efforts, including the following:

- **Ponds, rivers, drinking water, forests, and other natural resources:** York participates in partnerships for conservation and resource protection, including working with the Mt. Agamenticus to the Sea (MtA2C) initiative, the Mt. A Steering Committee, the York Land Trust, and the York River Wild & Scenic Committee. The York Water District and the Kittery Water District control much of the land surrounding drinking water supplies and work collaboratively with the Town on water quality protection efforts.
- **Transportation:** York partners with neighboring communities through the Southern Maine Planning and Development Commission and the Kittery Area Comprehensive Transportation System. The DPW coordinates with MaineDOT for roadway and stormwater related infrastructure construction and maintenance.
- **Public safety:** The York Emergency Communications Center is the regional Public Safety Answering Point (PSAP) for the communities of York, Kittery, Eliot, Ogunquit, Wells, and Kennebunkport. The York Police Department and both fire departments work collaboratively with neighboring communities and regional and state emergency services. The York Police Department works closely with the York Water District to patrol areas that have limited recreational use.
- **Public facilities and infrastructure:** Town Departments have actively been involved with many regional organizations and neighboring communities for infrastructure planning and maintenance, emergency services, and programs and services. York is a member of the Southern Maine Stormwater Working Group (SMSWG), which includes the communities of York, Kittery, Eliot, Berwick, and South Berwick, working collaboratively to manage stormwater and to protect water resources and infrastructure from pollution. Town departments, such as Parks & Recreation, have actively partnered with neighboring communities for recreational programming as well as with private recreational facilities. The York Water District (YWD) maintains interconnections with both the Kittery Water District (KWD) and the Kennebunk, Kennebunkport, and Wells Water District (KKWWD) which can be used to transfer water between districts in an emergency or as part of more routine operations. There are specific areas in York where residents receive public water service from KWD and KKWWD. The YWD, KWD, and KKWWD are all members of the Southern Maine Regional Water Council (SMRWC). The York Sewer District maintains cooperative purchasing with other districts and with the Town. There are several properties in York that are served by Kittery Sewer Department and Ogunquit Sewer District.
- **Regional planning:** The Town is a member of the Southern Maine Planning & Development Commission, which actively plans for transportation, climate change and resiliency, emergency preparedness, economic development, and other planning issues better addressed at a regional or inter-community level.

Strategies that involve regional coordination and collaboration are marked with an icon:  in Chapter 5.

A NOTE ABOUT ONGOING COLLABORATION:

The Town will continue to appropriately assign staff liaisons to regional boards and committees. No conflicts are apparent with regards to neighboring communities' policies and strategies pertaining to shared resources and facilities. Should any conflicts surface during implementation of this Plan, York will coordinate with neighboring communities to reach a resolution. Regional cooperation may provide opportunities to magnify the impact of York's efforts and allow for access to regional funding opportunities.

TOWN CAPACITY

The Town must ensure adequate funds, resources, and staff are available to implement new or expanded programs and regulations the citizens say they want. As an example, the Planning Board has often advocated, and York voters have subsequently adopted, more stringent or complex zoning ordinances to regulate new development, but funds have often been lacking for Code Enforcement and the Planning Department to provide the required services to implement and enforce these ordinances. Similarly, taxpayers have asked for more maintenance of the Town's beaches but have reduced the budget to provide these services. The Town should consider a practice of attaching a fiscal note for all new programs and regulations that are subject to a public vote. In short, the program or regulation does not take effect until the monies needed to provide the serviced are also authorized.²

In addition, existing Town staff are working at capacity,³ and a careful assessment of necessary resources will be needed to ensure the Town has the capacity to implement this Plan. In the Plan Implementation Chart presented in Appendix D, over two-thirds of the 203 strategies require "nothing more" than Town staff and volunteer time. However, expecting existing staff to take on Plan implementation without additional resources (other staff assistance, updated online or software programs, etc.) is unrealistic. In addition, many of the volunteer boards and commissions are stretched in terms of capacity, and the need for Town staff assistance to support their work is significant. Considering the limits of volunteer efforts, providing support for the thousands of hours of volunteer time given in civic service to Town efforts each year will be critical to ensuring implementation success.



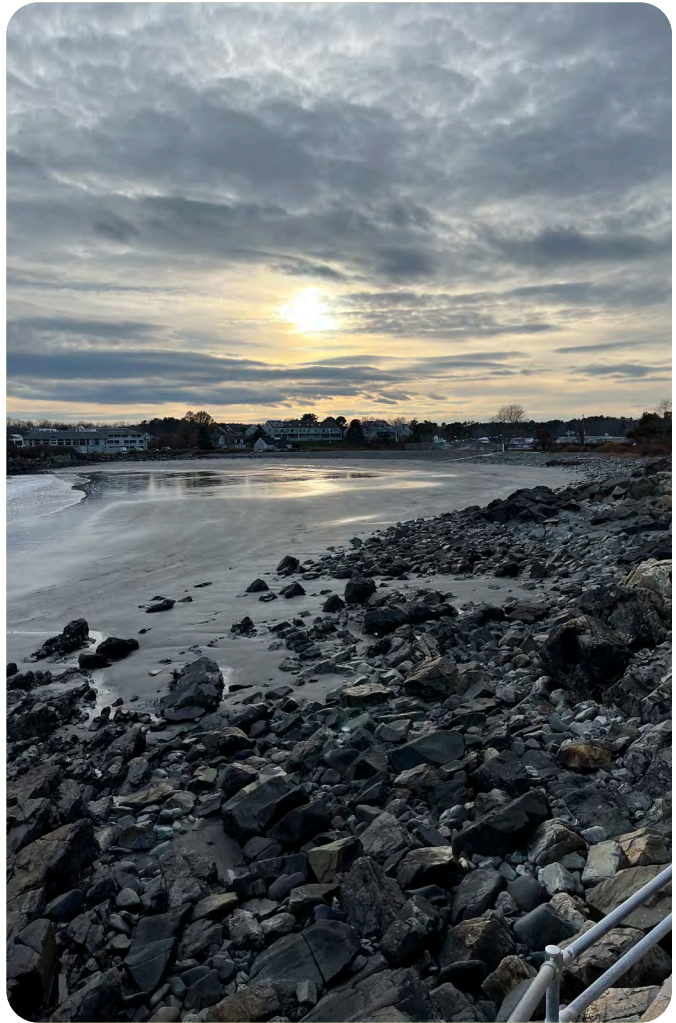
FISCAL CAPACITY AND CAPITAL IMPROVEMENTS PROGRAM

York is in good financial standing, and the community has historically played an active role in making informed decisions about how to allocate funding. The Town's Standard and Poor's bond rating has historically been very good and remains at AAA as of 2021.⁴ The Comprehensive Plan does not commit to funding specific individual items but estimated costs per strategy, where known, are listed in the Implementation Chart in Appendix D. Appendix B offers information on the overall Fiscal Capacity and Capital Program of the Town, as well as on possible funding mechanisms. The Plan is structured to allow for flexibility as unexpected needs arise or priorities shift. Thinking about the cost of future improvements will require consideration of the full range of lifecycle costs and associated staffing to support capital improvements.

The Town should consider Fund Balance Policies for both the Selectboard and the School Committee. The fund balance is the municipal equivalent of a savings plan. When the Town exceeds the recommended fund balance, the Selectboard can expend unassigned fund balance to fund capital⁵ projects, with voter approval. In addition, the School Committee can do the same, with voter approval, to fund their capital projects. York has long used fund balances to aid in the purchase of equipment and other capital improvements that have a known service life. This practice can greatly benefit from an overall facilities maintenance and improvements plan and schedule to help the Town manage its tax rate.

CONCLUSION

Taken together, the Implementation Chart in Appendix D, Town Capacity, and Fiscal Capacity/Capital Program components are meant to help set immediate actions, encourage cross-disciplinary coordination and collaboration, and ensure that implementation of the Plan makes the best use of resources while embodying the values and goals of Town residents. The Town of York, like all municipalities, has limited resources. The strategies and action items outlined in this Comprehensive Plan require the collaboration of many parties—private, public, non-profit and entities not affiliated with Town government. Together we can successfully implement them to realize the community’s vision.



ENDNOTES

- 1 These eleven immediate action strategies are listed in the order they appear in Chapter 5 and are highlighted in yellow in the implementation chart in Appendix D.
- 2 Language adapted from amended 1999 Town of York Comprehensive Plan.
- 3 Information from meetings with Department Heads and staff during the planning process 2021-22.
- 4 Town of York
- 5 Information from meetings with Department Heads and staff during the planning process 2021-22. The Selectboard definition of “Capital” in relation to the Town Capital Improvements Program, is the following: “land of any size or cost; any equipment, building, facility, or infrastructure that costs more than \$20,000, and provides a useful life of 3 or more years or is built into a building or facility; and all licensed motor vehicles.”



Population & Demographics

The composition and growth trends of York’s population are key considerations in planning the town’s future. York’s aging population, along with shifts in other demographic factors have implications for Town infrastructure and services, as well as demand for particular housing types and decisions regarding future land use policies.

This topic includes...

- Population characteristics
- Recent and future population trends
- What the community said
- Key takeaways

Current Population and Demographic Trends

York’s population can be viewed as three groupings, each of which has 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**, specifically **“total seasonal population,”** represents both year-round population and also people who live in York for some part 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 as housing units by the U.S. Census.
- **“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.

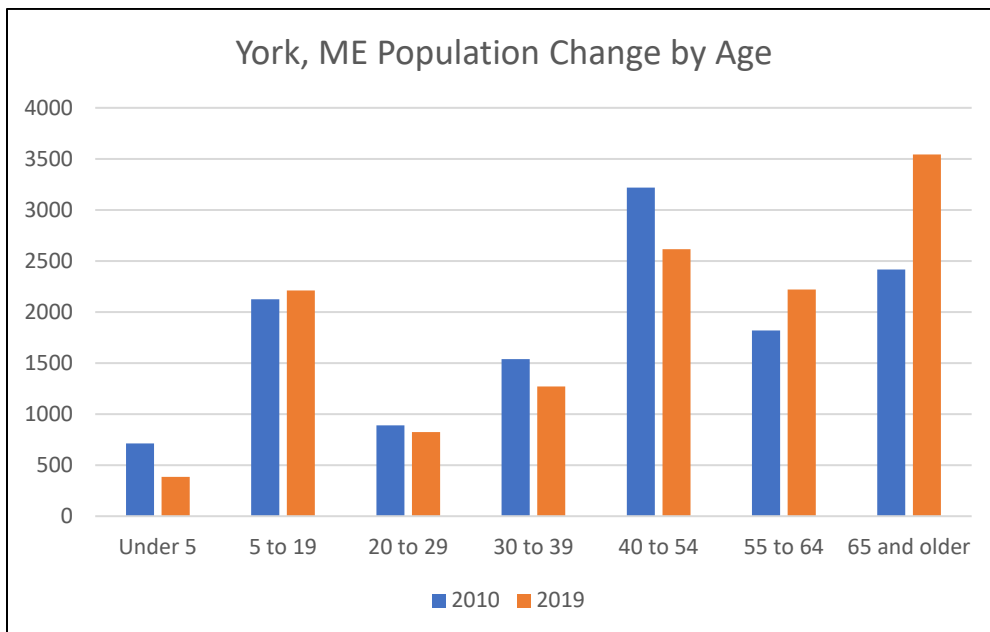


Year-Round Population Demographic Profile

York has experienced slow overall population growth over the past decade, growing from 12,720 residents in 2010 to 13,070 in 2019, a 2.8% increase,¹ according to the American Community Survey, U.S. Census Bureau. This was a slower growth rate than York County’s 5.2% during this period, but faster than the State of Maine’s 1.2%. While the Town of York’s 2020-2021 Annual Report included a year-round population estimate of approximately 15,000 residents (up from 14,000 in the Town’s 2019-2020 Annual Report), the figures utilized in the following analyses are from the U.S. Census Bureau’s 2019 Five-Year American Community Survey² unless otherwise noted.

York’s growth over the past decade can largely be attributed to an influx of older residents, likely retirees or empty nesters, rather than to new families and children. From 2010 to 2019, median age in York increased from 46.5 to 52.2 years old, much higher than the 2019 median ages for York County and Maine, which were 45.2 and 44.7, respectively (Fig. 1). Population growth has been most pronounced among those aged 65 and older, and declines have been sharpest among adults aged 30 to 54 and children under 5. This has led to a population distribution where 23% of residents are between ages 65 and 84, much higher than the county and state. Further, the proportion of residents between the ages of 20 and 34 is relatively much smaller than the county and state (Fig. 2).

Figure 1. York, ME Population Change by Age, 2010-2019



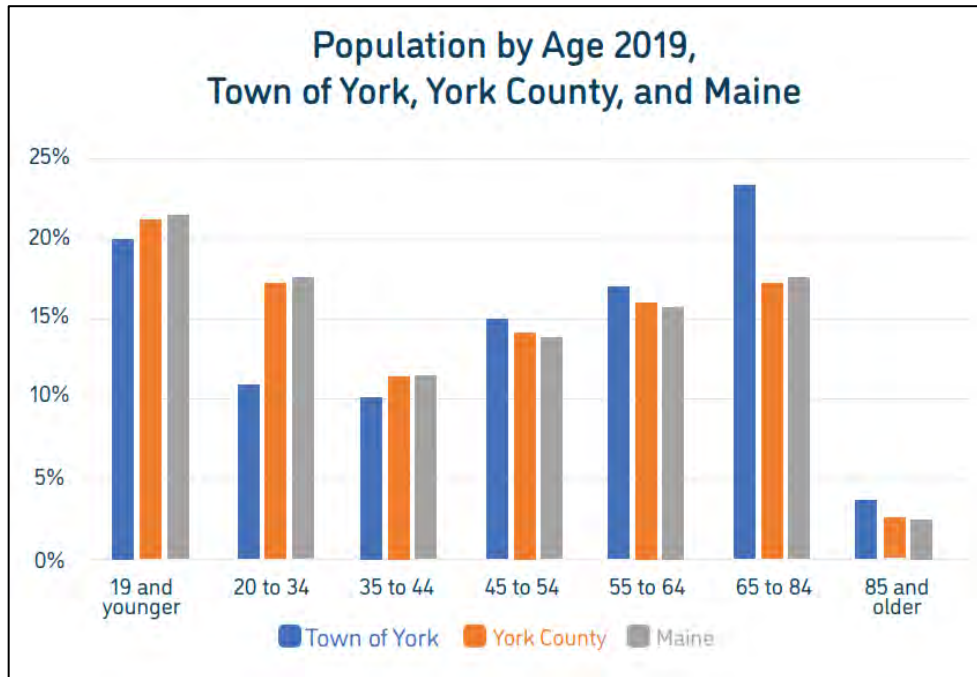
Source: 2010 and 2019 U.S. Census Five-Year American Community Surveys

¹ 2010 and 2019 Five-Year American Community Surveys, U.S. Census Bureau.

² See here for more information on the U.S. Census Five-Year Surveys:
<https://www.census.gov/data/developers/data-sets/acs-5year.html>



Figure 2. Age Distribution for York, York County, and Maine, 2019



Source: 2019 U.S. Census Five-Year American Community Survey

This shift in York to an older population has coincided with a growth in median household income 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).

The rapid increase in median household income has likely been in part, at least, driven by the increasing lack of affordability of homeownership in York, where more than 80% of households are owner-occupied. The Maine Housing Finance Agency estimates that the median home price in York has increased from \$375,000 in 2007 to \$520,000 in 2020, and the rate of price increases has accelerated during that time. At the same time, the number of young children and adults under the age of 55 has declined noticeably. The decline in young families is likely due in part to rapidly increasing housing prices that have made living in York less affordable for these households. The households who have been able to afford the rising housing costs have needed higher incomes, contributing to a nearly 50% growth in median household income over the last decade. More details about housing trends can be found in Appendix A6: Housing Current Conditions.



The following table shows several population indicators for York in 2019, in comparison to the county and state (Table 1). York’s population is relatively more educated and has lower rates of poverty, compared to the county and state. However, poverty rates were highest among adults aged 65 and older, which, constitutes a large and growing proportion of the population that will need access to affordable housing.

Table 1. Household and Resident Well-Being Indicators for Town of York, York County, and Maine, 2019

| 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 Bachelor’s 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 U.S. Census Five-year American Community Survey

Racially, the population of York is slightly more homogenous than the county and state, with an estimated 98% of residents in 2019 identifying as White, which is a higher percentage than both the country and state (Table 2).

Table 2. Percentage of Population by Race for York, York County, and Maine, 2019

| Race | York | York County | Maine |
|---|-------|-------------|-------|
| American Indian or Alaska Native alone | 0.2% | 0.7% | 0.7% |
| Asian alone | 0.5% | 1.1% | 1.1% |
| Black or African American alone | 0.3% | 1.1% | 1.6% |
| Native Hawaiian or other Pacific Islander alone | 0.0% | 0.0% | 0.0% |
| White alone | 98.2% | 95.0% | 94.0% |
| Two or more races | 0.5% | 1.6% | 2.1% |
| Hispanic or Latino | | | |
| | York | York County | Maine |
| Hispanic or Latino (of any race) | 0.7% | 1.8% | 1.7% |
| Not Hispanic or Latino | 99.3% | 98.2% | 98.3% |

Source: 2019 Five-Year American Community Survey U.S Census Bureau



Education and Employed Labor Force

York's population is relatively more educated compared to the county and state, with 52.2% of its residents 25 years and older obtaining a bachelor's degree or higher (with the county and state at 32.5% and 31.8%, respectively). This correlates with York's working residents (residents 16 years or older who are working at a job in any location) tending to have higher levels of education and employment. 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.³

Over one-third (37%) of York's working residents work outside of Maine, approximately 37% work in York, and another 23% work in other parts of York County.

York has a lower overall poverty rate than that of the county and state. However, York residents with an educational attainment of at least high school graduate have a poverty rate of 7.9%, while those who are not high school graduates have a poverty rate of 43.7%, indicating a lack of local permanent job opportunities for residents with less formal education. More information about the relationship between education level and York's labor force can be found in the Appendix A5: Economy Current Conditions.

Household Characteristics

While the population of York only grew by 2.8% between 2010 and 2019, the number of households increased by 7.9% during that same period. While the number of households increased during this time, the size of the average household in York decreased from 2.37 to 2.27 (Table 3), due in particular to a decline in household sizes among renters. Among York's households, about 22.7% included persons 18 or younger, compared to 25.7% and 25.3% for York County and Maine, respectively. In 2019, an estimated 45.6% of York's households included a person over 65, which is much greater than York County (33.3%) and Maine (33.4%).

³ Maine Department of Labor Quarterly and Annual Industry Employment and Wages Dataset, <https://www.maine.gov/labor/cwri/qcew1.html>



Table 3. Household Composition: Town of York, York County, and Maine

| | York | York County | Maine |
|--|-------------|--------------------|--------------|
| Households, raw number (2019) | 5,746 | 85,314 | 559,921 |
| Households, raw number (2010) | 5,326 | 80,299 | 551,125 |
| Average persons per household (2019) | 2.27 | 2.36 | 2.32 |
| Average persons per household (2010) | 2.37 | 2.43 | 2.34 |
| Households with person 18 or younger, percent (2019) | 22.7% | 25.7% | 25.3% |
| Households with person 65 or older, percent (2019) | 45.6% | 33.3% | 33.4% |
| Person living alone, percent (2019) | 17.1% | 15.7% | 16.8% |

Source: 2019 U.S. Census Five-Year American Community Survey

Not only has there been a shift in household composition in York from 2010 to 2019, but there has also been substantial growth in median household income: from about \$64,000 in 2010 to \$93,333 in 2019. This represents a 46% increase in less than ten years. The town’s 2019 median household income was substantially higher than that of the county (\$67,830) and state (\$57,918). York had a higher percentage of households with income of \$200,000 and over annually (12.6%) than the county (5.6%) and state (4.6%). Likewise, the percentage of York’s households with an annual income under \$25,000 (11.6%) was lower than the county and state (15.2% and 20.8%, respectively) (Table 4).



Table 4. 2019 Household Income Distribution: Town of York, York County, and Maine

| | York | York County | Maine |
|--|-------|-------------|-------|
| Household income under \$25,000, percent | 11.6% | 15.2% | 20.8% |
| Household income \$25,000 to \$49,999, percent | 15.1% | 21% | 22.8% |
| Household income \$50,000 to \$99,999, percent | 29.1% | 34% | 32.4% |
| Household income \$100,000 to 199,999, percent | 31.7% | 24.1% | 19.6% |
| Household income \$200,000 and over, percent | 12.6% | 5.6% | 4.6% |

Source: 2010 U.S. Census and 2019 U.S. Census Five-Year American Community Survey

School Enrollment

The population of school-aged children (5 to 19 years) stayed relatively constant between 2010 and 2019 and the population of young children (0 to 5 years) declined by nearly half. The number of adults aged 20 to 39 also decreased by 13.7% from 2010 and 2019, suggesting a continuing trend of fewer young families. York school enrollment has been decreasing since the 2010-2011 school year (Table 5).

York School Department’s projected total school enrollment for the 2022-2023 school year, as of December 1, 2021, was an estimated 1,580 students (an earlier District projection was 1,618 students). From 2011-2023, that would be a decrease in about 296 students, a projected change of approximately -15.8%.

Table 5. 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 |
|-------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------------|--------------------|
| # Students | 1876 | 1850 | 1846 | 1826 | 1788 | 1746 | 1746 | 1729 | 1684 | 1639 | 1627 | -249 | -13.27% |

Source: York School Department



Seasonal Population

Due to York's coastal location, paired with its relative proximity to Boston and Portland, the town has a large population of seasonal residents who reside in York predominantly during the summer. The total seasonal population includes year-round residents and people who live in York for part of the year but don't declare York as their primary place of residence. This seasonal population tends to live in homes, apartments, and condominiums as defined by the U.S. Census.

York's large seasonal population has grown more rapidly than its year-round population over the last decade. Between 2010 and 2019, the seasonal population grew by 46% from 5,244 to 7,676,⁴ and the number of seasonal and occasional residences⁵ in the town increased from 2,310 to 3,187,⁶ representing a 38% rise. The net growth of 877 seasonal and occasional residences was more than twice as large as the net growth of year-round residences during this time.

York's 2021 year-round population was estimated at approximately 13,300 with an estimated seasonal population of 20,923 in 2021.⁷

Daytime Population

In addition to its seasonal residential population, York also has a daytime population increase in part from York Hospital being a major employer and regional health care service provider. The hospital has a patient base ranging from year-round town residents to those from the broader region, as well as day-time visitors. The hospital's relatively large number of employees also brings a consistent daytime population to York on a year-round basis.

The town is also a popular destination for day-trippers in search of beaches and outdoor recreation. Visitors and seasonal York employees who live outside of town make the daytime population significantly larger than the full-time resident population during the summer months.

Peak Summer Population

York experiences its largest population in the summer. The town's "peak summer" population includes the year-round population, seasonal population, and also those who visit in the peak summer months for shorter stays. This shorter-stay population generally takes lodging in

⁴ American Community Survey and Levine Planning Strategies.

⁵ Residences of the seasonal population who live in York part time and declare another place their primary residence.

⁶ 2010 and 2019 American Community Surveys, U.S. Census Bureau.

⁷ American Community Survey and Levine Planning Strategies.



hotels and other places that are not defined as housing units by the U.S. Census, though some may stay in short-term rentals or other housing units.

The summer peak population of the town was estimated at 30,914 in 2019⁸ with an overall peak summer population anticipated to continue increasing in the coming years.

While the visitors who come to York during the summer contribute to spikes in traffic congestion, parking problems, emergency response issues, and other general crowding concerns, this population generally does not utilize other Town services, programs, or infrastructure, including the schools.

Population Projections

The year-round population of York is estimated to increase from 13,247 in 2021 to 14,697 in 2031 (Fig. 3).⁹ This projection reflects the trends of the last decade that would indicate a continued growth in seasonal population; however, the COVID-19 pandemic has made this growth more difficult to project. It is possible that if remote and hybrid work becomes more commonplace in a post-pandemic economy, York's location between Boston and Portland may attract seasonal residents to reside more permanently, resulting in some conversion of seasonal homes to year-round residences.

The year-round population increase estimate is based on state projections adjusted to include an anticipated (but not definitive) assumption that there will be conversion of 25 seasonal units per year to year-round housing units starting from 2021. With these conversions, the total seasonal population (year-round plus seasonal) is expected to increase from an estimated 20,923 in 2021 to 24,018 by 2031¹⁰ – unless limitations on developable land reduce the rate of seasonal home production.¹¹ Peak summer population is also expected to increase according to the Southern Maine Planning and Development Commission (SMPDC). If the assumption is that seasonal homes remain seasonal, the year-round population projection would be lower at 14,129 in 2031. The median age of the town is expected to increase (Table 6).

⁸ Southern Maine Planning and Development Commission.

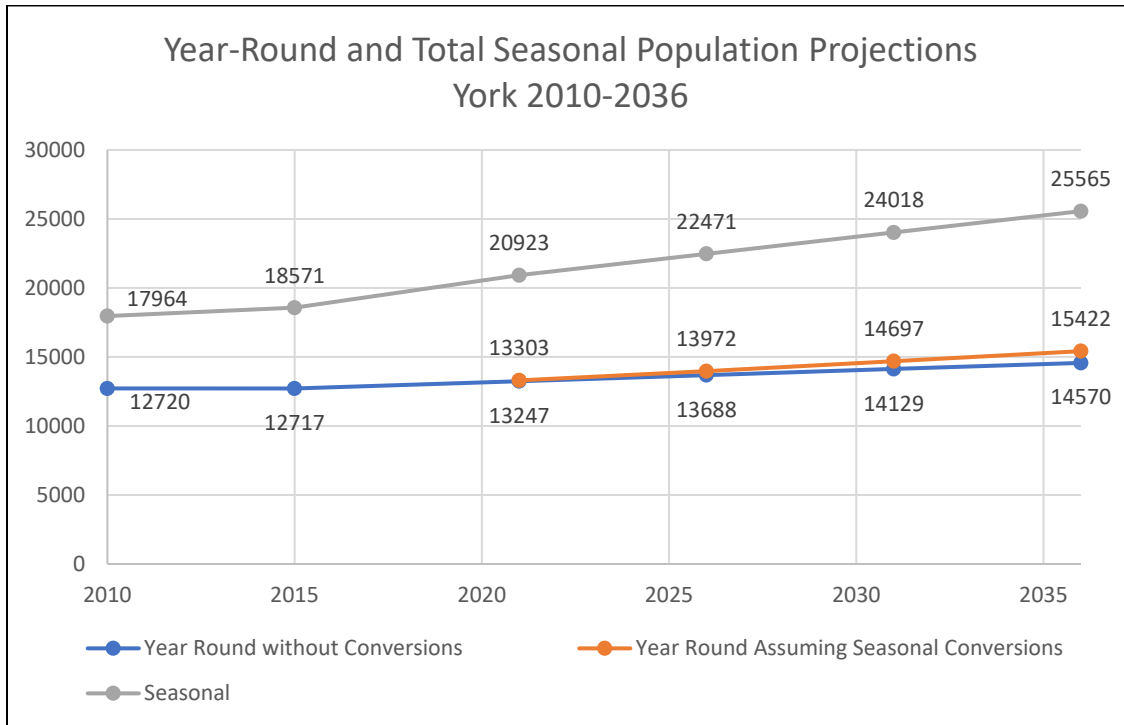
⁹ Levine Planning Strategies.

¹⁰ American Community Survey and Levine Planning Strategies.

¹¹ This is based on the assumption that the number of seasonal units will continue to increase at the same rate as the 2010-2019 time period and the overall total seasonal population increases accordingly (Levine Planning Strategies).



Figure 3. Year-Round and Total Seasonal Population Trends and Projections for York



Source: U.S. Census American Community Survey and Levine Planning Strategies

Table 6. Current and Projected Year-Round Town of York 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: U.S. Census American Community Survey and Levine Planning Strategies

The summer peak population of the town, which includes the year-round residents, seasonal population, as well as those who stay in hotels, was 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. Peak summer population overall is also slated to continue increasing.¹²

¹² Southern Maine Planning and Development Commission.



There is much uncertainty regarding how future climate change will impact seasonal and year-round population projections for York. The town's relatively mild summer climate compared to most places in the country will make it an increasingly attractive place to live and travel to as temperatures become more extreme in warmer parts of the country.

What the Community Said

The summary of community feedback below represents the common themes heard during public meetings and events, as well as through other forms of outreach. If information is provided from the Fall 2021 Comprehensive Plan Community Survey results, this is specifically noted with the percentage of respondents who replied in this way.

- There is a need in York for more housing that is of varied types and affordable to a variety of income levels and households, such as young adults and families, seasonal workers, and older adults who want to age in community.
- There is a need for more support for residents aging in community, including housing, transportation options, and other community services and programs for older adults.
- There aren't enough spaces in town for teens and providing spaces for children and families will be important to retain young families and grow that portion of the population.
- Many Town departments and services are already facing capacity challenges, which could be exacerbated by projected population growth and an aging population.
- Tension exists between those who want York to stay the same in terms of population and demographics and those who desire to live in a more diverse and multicultural community.
- There should be more communication with long-term seasonal residents on town issues and discussions.

Key Takeaways

Housing

As York's population increases, the demand for housing is likely to increase as well. This is exacerbated by the growth being driven by older, smaller households rather than increasing family sizes within the same household. While York's population increased by 350 residents, a 2.8% growth, between 2010 and 2019, its number of households increased by 420, a 7.9% growth, during the same time. If this demographic trend continues, it suggests that even if York's population grows slowly the increase in households, and thus demand for housing, will grow more rapidly. This is made more challenging by low vacancy rates among the existing owner-occupied housing stock; at the time of 2019 U.S. Census Five-Year American Community Survey only 15 homes were for sale in all of York. The number of rental vacancies were higher at 347, which represented about a quarter of rental stock. Because of this, there



may be some opportunity to absorb housing demand with existing rental units, depending on their condition and characteristics.

With York's older and aging population, there may be a shift in the desired type of housing, to options more geared towards older adults who are likely to seek smaller and lower-maintenance homes, senior housing, one- and two-bedroom units, and rental units. Currently, the town has 152 units of below-market senior housing (aged 62 and older) spread across six properties owned and managed by the non-profit York Housing. There are waitlists to get into these units, and some of these lists have had to be closed at times due to excessive wait.¹³ The perceived growing need for different types of housing in York could be addressed through land use policies that encourage a range of housing types and sizes as well as walkable communities which enable stronger social connections. These housing types can be compatible with York's core historic areas that boast denser, smaller homes in mixed-use and walkable settings.

In addition to the changing demographics and higher incomes of year-round residents, the large increase in second homes in York has likely put upward pressure on the housing market and contributed significantly to rising home prices. The rising housing market is making it increasingly more difficult for current residents, young professionals, new families, and seasonal workers to find housing in or near town (see Appendix A6: Housing Current Conditions for more information).

Transportation

Major impacts to consider for the peak summer and daytime populations include a sharp increase in traffic congestion and parking demand, particularly in beach and village areas and at access points to recreation and natural amenities. Additional efforts such as additional sidewalk connections, regular public transportation, and/or shuttle services between amenities could be investigated as a way to reduce congestion. Further, a study of the financial impacts that daytime visitors have on municipal infrastructure and services could be used to set appropriate short-term parking rates. The unaffordability and unavailability of local housing for seasonal employees worsens congestion and parking issues since these employees are then driving and commuting longer distances.

Infrastructure and Services

Any population increase will put more pressure on the capacity of municipal emergency services, such as fire and police, and Town infrastructure, including utilities (sewer, water, electricity, broadband, etc.) and roads. Certain services, particularly emergency response, have been experiencing additional demand for their services, particularly during the summer peak but also throughout the year as the year-round population has increased. Any sharp increases

¹³ York Housing, <https://www.yorkhousing.info> accessed August 13, 2021.



in seasonal, summer peak, and daytime populations should be monitored in the event they rise to the point of straining York's services and infrastructure.

The growing older population will create an additional need for programs and services, such as transportation options like shuttles or other pick-up/drop-off services, and improved accessibility in public spaces around town. More activities and social services, in addition to those currently provided through the Center for Active Living, will be needed. There is an opportunity to plan for additional multigenerational programming and facilities that have flexibility in design and use. Programming that appeals to multiple age groups can help the Town's attractiveness to young families. More information about these capacity issues can be found in the Appendix A9: Town, Public Facilities & Services Current Conditions.

Economy and Tourism

The popularity of York as a summer destination, both for seasonal residents and day-trippers, has created a robust tourism economy that many local businesses rely upon. Employment in the town is typically 40% higher during the summer than the winter. However, York's tourism businesses are facing some major challenges. The COVID-19 pandemic has severely impacted the service and retail industries, especially in the tourism sectors. There has been an overall shortage of available seasonal workers for businesses trying to return to pre-pandemic service levels, which has been a notable issue throughout New England since before the pandemic. This is discussed in more detail in Appendix A5: Economy Current Conditions.

Schools

Based on current population trends, demand for school services should not dramatically change. School enrollment has been declining over the past ten years with a projected enrollment of approximately 1,580 students for the 2022-23 school year (2021-22 enrollment is approximately 1,627 students). The York School Department actively reviews and reallocates resources to right-size staffing, programs, and more efficiently utilize its facilities on an annual basis. The School Department just completed a full facilities assessment in September 2021. In the future, facilities and programs may be evaluated, created, or modified based on flexibility and multi-generational use, allowing for an efficient allocation of resources that can serve the changing needs of York residents.



History & Archaeology

The history of York is a key characteristic of the town that is important to residents and supports the town’s tourism economy. While historic districts and national/local landmark status help protect historic resources, York lacks a centralized and well-funded advocacy organization coordinating all efforts around historic preservation. There is limited capacity to expand protection and education efforts, and to offer technical assistance and other resources to owners to encourage preservation and restoration efforts.

This topic includes...

- The history of settlement and development of the land the Town of York occupies
- Important historical and archaeological resources and sites within York
- Protection and management of historic resources in York
- What the community said
- Key takeaways

A Note about Terminology

This Comprehensive Plan uses the term “historic” to describe the full range of resources, including those before European colonial settlement and before written records. The term “prehistoric” is not used in this plan but instead, the term historic is used in an inclusive manner to include and acknowledge the importance of all human settlement as “history.” The term “prewritten record history” is used to describe resources and history before 1600 and “written record history” to describe from 1600 onward. The use of this language is an attempt to balance the telling of York’s stories and history; much of the Native American history of the town was never written down but survived as oral history.

The term “precontact” is also used to describe the period of Native American inhabitation on the land that is now York, prior to European settlers taking the land and displacing native populations.



Historical and Archaeological Resources

The Town of York has a rich and long history of settlement by Native American populations who called this area home before and during the early colonial era. The land where York is settled was inhabited for thousands of years by native peoples who were displaced and whose land was taken from them by European settlers in the 1600s. While some of this long history of habitation remains visible, such as the buildings at the Old York Historical Society, many structures and other resources have been lost to time -- either destroyed, buried under land, or submerged under water. For this reason, these rich resources are described in state and other maps and documents as both historic and archaeological, where historic represents those resources that exist today and archaeological may include anything that could be underground, or in cellars or as foundations of buildings that are no longer standing. Archaeological sites are often discovered through research of historical documents or through finding artifacts in the soil or under water.

Archaeological sites can be classified in two varieties. The first variety is Native American or pre-European (precontact) arrival. These sites are often classified as “prehistoric,” since they often date from time before the written historical record and in this Comprehensive Plan we identify this history as prewritten record, although all state and Town maps in this plan use original labels. The second variety includes sites that are Colonial or European-American in nature, for which there are historical records starting around 1600 CE. These are identified in this plan as written record history.

Native American sites include campsites or village locations, rock quarries and workshops, and rock carvings (petroglyphs). While it is believed that there are many sites that 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.

A Snapshot of Resources

Today, York is home to varied historic and archaeological resources of many types. There are 23 “prewritten record” and 207 “written record” sites known in the town. Some of these sites are estimated to be five to seven thousand years old. On the National Register of Historic Places, administered by the National Parks Service, there are four historic districts and 13 listed buildings that fall within York’s borders. Locally, York has recognized three historic districts with more than 60 properties in total, 18 local historic landmarks, and one historic site.



A Concise History of York¹

York has a rich archaeological, cultural, and historical heritage, with the Native American Abenaki calling the York region home as early as 11,000 years ago. The people and place were referred to as [the] Accomintas, which relates to Agamenticus, both probably English attempts to write the sound of the indigenous word. The land the town occupies is the ancestral land of these Native American residents and part of the former Wabanaki Confederacy. The Native American residents of the land were displaced when European settlers took from them the land we know as York today. Edward Godfrey took this land in 1630 and led European settlement that grew to a town of about 200 people by 1650. The precontact past of Maine can be divided into three major temporal periods: the Paleoindian period, 9,000–7,000 BC; the Archaic period, 7,000–1,000 BC; and the Ceramic (or Woodland) period, 1,000 BC–1600 AD.² Subsequent developments fall within the written record period, with the earliest portion, 1600–1750 AD, known as the Contact period, when local Native American populations came into contact with Europeans and experienced the near collapse of their traditional lifeways due to epidemic diseases and the pressures of Euroamerican settlement and expansion.³

York's history of Euroamerican development began as a fishing village and as an early center of the lumber industry. The Town was originally called Agamenticus, which was derived from the Native American name for what is now the York River. The name was formalized in the Charter of 1641, making Agamenticus the first town chartered in Maine⁴. The Town was renamed Gorgeana in the subsequent Charter of 1642. The name was derived from the name of Sir Ferdinando Gorges, the original proprietor of the Province of Maine. As was then the practice in England, the land of the province was owned by a noble, and Sir Gorges was Maine's noble. Included in the second Charter were provisions for the City of Bristol. Though Bristol never developed as a city, this is the oldest city charter in New England.⁵ In 1652, the Town was re-incorporated as York when the Province of Maine was annexed by the Massachusetts Bay Colony.

York served as the county seat for York County after annexation by the Massachusetts Bay Colony. There was some contention about this, but it apparently was affirmed by a court decision in 1718. York County in those days included the entire Province of Maine (until 1760),

¹ The history in this section is sourced and adapted from the *York Comprehensive Plan Historical and Archaeological Resources Chapter (2005)* with some additions sourced from *Archaeological Survey of the York River Headwaters: A Community Approach for Identification and Management*, as well as additional information researched by the consultant.

² Hudgell, Gemma-Jayne, et al. *Archaeological Survey of the York River Headwaters: A Community Approach for Identification and Management*. 2017. Prepared for the York River Study Committee.

³ Ibid.

⁴ Banks, Vol.1, p.83.

⁵ Banks, Vol.1, p.126.



so this was an important status for the Town. In 1735, the county seat was shared by York and Portland (then known as Falmouth), and this lasted until 1760 when Cumberland and Lincoln Counties were split from York County. York remained the sole county seat from 1760 through 1802, when York and Alfred shared the seat. The county seat gradually transitioned to Alfred between the years of 1813 through 1832. The reason for the sharing and moving of county seats was for the convenience of remote communities. Given the difficulties of travel in the early years, a central location was important. In an apparent attempt to prevent or delay the shift of the county seat to Alfred, York expanded the Gaol (jail) and constructed the new County Courthouse (York's current Town Hall, completed in 1811).

From 1641 and its Charter, York played an important role in the larger community of the New England colonies. It can be argued that Gorges chartered the City of Gorgeana in an attempt to establish a capital city for England's new territory – a city conceivably on par with London. His grand plans never played out in this manner, but certainly York was the major community in Maine in its early years. It was a center of government and the economy and was relatively prosperous until the beginning of the nineteenth century. Around 1807, the American embargo along the Atlantic coast stifled coastal trade and severely curtailed shipping from York. The forests at the headwaters of the York River had been cleared, and a heavy silt load was being dumped into the river. The extended trade embargo prevented the use of the harbor by larger ships for about half a decade, and during that period the harbor silted in. After the embargo was lifted, the harbor was no longer in condition suitable for use of large ships and trading in York never fully recovered. By the end of the War of 1812, the local economy had collapsed, and didn't begin to recover for many decades. During this same period, the county seat was pulled away to Alfred. York's prosperity and high regard among colonial communities declined.

Slavery in Maine

"In 1820, the U.S. passed an act that made participation in the slave trade an act of piracy. Yet, dozens of Maine vessels engaged in the slave trade illegally during this period. Thousands of enslaved people were transported and traded, leading to huge profits for slave traders--some of whom were Maine sea captains who are remembered as leading citizens of the day. Much of the millions of dollars from the slave trade funded the growth of New England's economy."⁶

Because written records are scattered and scarce, the history of Maine's role in the slave trade has been largely invisible until recently. Efforts in the region, including a Kittery author's recent book, "Lives of Consequence,"⁷ are revealing more information about the

⁶ <https://www.mainepublic.org/show/maine-calling/2020-02-17/maines-role-in-the-slave-trade-little-known-history-of-slave-trading-in-new-england>

⁷ <https://blackheritagetrailnh.org/new-book-reveals-lost-history-of-slavery-in-maine-2/>



roles of important local families, merchants, and seamen in the slave trade. These efforts are examples of how the understanding of York's history is ever evolving.

York remained a small farming and fishing community until the post-Civil War period, when summer tourism began to broaden York's economy. During the late 1800s, as cities in the northeast industrialized and rail transportation made the York region more accessible to a larger segment of the population, tourism became a major industry and York became a fashionable summer resort by the early 1900s. Visitors to York appreciated the community's coastal location, its historic nature, and the beauty of both the coastal and riverine areas. To this day, York continues to be a haven for summer tourists and the town has also evolved into a year-round community, with tourism remaining a key economic driver. Significant population growth began in York following World War II, and it continues to affect the Town today.

History of York Timeline

- Paleoindians believed to arrive in this region about 11,000 years ago
- York and the region are home to members of the Wabanaki Confederacy
- Maine coast visited by Europeans – late 1500s to early 1600s
- Abenaki population displaced (many fled to Canada)⁸ and disease killed many of the local people between 1616 and 1619. Those not ill fled from disease or died due to conflict with Europeans. In 1623, what became York was reported to be abandoned. – from late 1500s onward
- First European Settler in York – 1630
- Present-day York incorporated as Agamenticus City in first Charter – 1641
- Agamenticus renamed Gorgeana in new Charter – 1642
- York Charter adopted following the Massachusetts takeover – 1652
- Abenaki Candlemas Raid burned York to ground – 1692
- Sewall's Bridge built over the York River - 1761
- American Revolution – 1775 to 1783
- President Jefferson Embargo Act – 1807
- Maine becomes a state – 1820
- County Seat completely shifted to Alfred – 1832
- Boston and Maine Railroad Corporation developed station in York Beach – 1906
- Atlantic Shore Railway develops stop in York Beach – 1912
- York Harbor and Beach Railroad Company is acquired by Boston and Maine Railroad Corporation - 1923
- York Harbor and Beach Railroad opened in 1887 and ran until acquired by Boston and Maine Railroad Corporation in 1923



- Street Trolley service provided by the Portsmouth, Kittery and York Electric Street Railroad, and Atlantic Shore Electric – 1897
- Establishment of York Harbor Village Corporation – 1901
- Establishment of York Beach Village Corporation – 1901
- Establishment of York Hospital - 1906
- All rail and street trolley service in York (to York Beach and York Harbor) ceases - 1923
- York Harbor Village Corporation enacts zoning – 1926
- Establishment of York Water District – 1929
- York Beach Village Corporation enacts zoning – 1939
- Opening of the Maine Turnpike through York – 1947
- Establishment of York Sewer District – 1951
- Town of York enacts zoning – 1962
- Termination of York Harbor Village Corporation – 1975
- Termination of York Beach Village Corporation – 1977

Historic Settlement Patterns

Over time the settlement patterns of York have shifted, favoring different areas as the prominent industry changed from boat-based to tourism-based businesses. Little remains of original colonial structures, but the patterns of historic settlement are still evident today. The concentration of smaller scale commerce and higher density buildings in the Villages, primarily in the regions along the York River and the coast (east of Route One), is one example of how today's land use and reflects historic settlements.⁹

Protection & Management of Historic Resources in York¹⁰

Federal

Title 54 of the United States Code is an aggregation of the general laws pertaining to the National Park Service. Enacted in 2014, it is broken down into three subtitles, with Subtitle III pertaining to Historic Preservation. Title 54 covers such things as the definitions and requirements for the National Register of Historic Places, State historic commissions, historic grants, and other information that regulates or provides assistance around historic preservation.

State¹¹

Maine's subdivisions statute (30-A MRSA 4401-4407) recommends review of impact on "historic sites" (Section 4404(8)), which includes both National Register listed and eligible

⁹ Adapted from the York Comprehensive Plan Historical and Archaeological Resources Chapter (2005).

¹⁰ Some information is adapted and Updated from the York Comprehensive Plan Historical and Archaeological Resources Chapter (2005).

¹¹ Information adapted from Archaeological Sites: Guidelines for Growth Management Planning (2013).



buildings and archaeological sites. Maine's Shoreland Zoning statute (38 MRSA 435-449) includes, as one of its purposes, "protect archaeological and historic resources" (Section 435). The state recommends that local growth management planning consider archaeological site protection for both of these statutes. Recommendations also suggest that subdivision or other construction review ordinances might contain language indicating applicability and subdivision plan requirements similar to the following:

"If there are archaeological sites within or adjacent to the proposed [subdivision, or other construction] which are either listed in or eligible to be listed in the National Register of Historic Places, or the proposed [subdivision or construction] is within or adjacent to an area designated as archaeologically sensitive or potentially containing such sites, as determined by the municipality or the Maine Historic Preservation Commission, an appropriate archaeological survey shall be conducted."

"If one or more National Register eligible or listed archaeological sites will suffer adverse impact, appropriate mitigation measures shall be proposed in the subdivision plan and submitted for comment to the Maine Historic Preservation Commission at least 20 days prior to action being scheduled by the Planning Board."

York's Zoning Ordinance contains the recommended language from the state for protecting historical and archeological resources.

[Maine Historic Preservation Commission](#)

The Maine Historic Preservation Commission (MHPC) is the state agency responsible for historic and archaeological resource issues. It was created in 1971 pursuant to the National Historic Preservation Act of 1966. As described on its web page, the MHPC has the following overall responsibilities: "oversees the statewide survey program, nominates properties to the National Register of Historic Places, reviews development activities for their effect on cultural resources, co-ordinates rehabilitation projects under the Preservation Tax Incentives Program, assists local governments in survey work and the design of preservation guidelines, and is involved in a variety of public education activities."

[Local](#)

Zoning regulations as well as the Historic District Commission and organizations in York serve to protect York's historic resources and promote awareness and education about the history of the area.

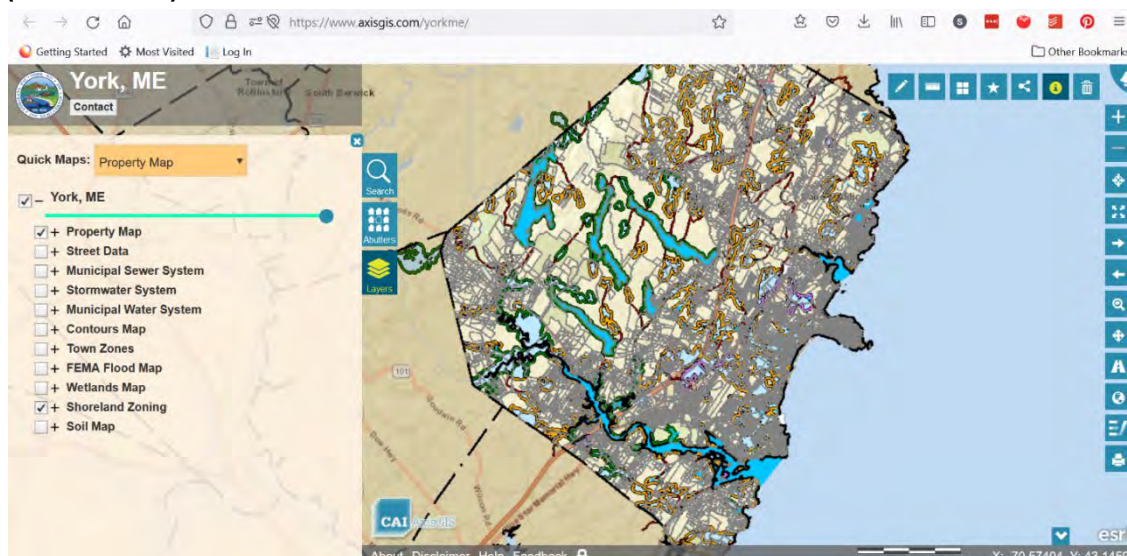


Zoning

All prehistoric archeological sites in York are found along the shoreline of either tidal water or ponds. To protect these sites from new construction, the Town established a 100-foot structure setback as part of the Shoreland Overlay District. The York Zoning Ordinance (8.3.7) sets guidelines for development that occurs in areas determined by the Maine Historic Preservation Commission (MHPC) to be in known or sensitive historic and prehistoric archaeological areas. In addition, any development in the Shoreland Overlay District must also follow these guidelines if archaeological items are discovered. If artifacts are known to be on site, the MHPC and the applicant for the development permit may come to an agreement on how to preserve the resource(s).

Section 12.14 of the York Zoning Ordinance also outlines the standards of review of historic properties in terms of renovation, reconstruction, alteration, and demolition. This Ordinance section outlines the process by which the Historic District Commission will oversee these applications and ensure they comply with Commission design guidelines to maintain the character of the district. The Town assists developers and property owners in understanding possible impacts to historic and archaeological resources by providing information in the Town's online map database (Fig. 1). In the Shoreland Zoning Overlay (available by clicking that online map layer), property owners and developers can zoom in to areas of interest and see if there are masked locations indicating all known archaeological sites. The town developed this mapping system in collaboration with MHPC to offer information to interested parties at the beginning of a building/renovation/improvement project without divulging specific information on sites and to streamline the process by offering early information without the need to contact the MHPC.

Figure 1. Town of York Map Online Database with Shoreland Overlay Zoning District (Screenshot)



Source:

<https://www.axisgis.com/yorkme/> accessed 1/24/22. The full map is provided later in this document.



Historic District Commission

The Historic District Commission (HDC) is a volunteer board governed by York Zoning Ordinance 12.2 with duties that include preservation of historic and archaeological resources. York's 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 HDC is also one of ten 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. In its capacity as a regulatory body, the HDC has authority over the local historic districts and designated landmark properties. There are three local historic districts (Village Center, Lindsay Road, and York Harbor) with 60 properties in total including 18 designated local historic landmarks and one historic site. A total of 76 properties are regulated under this system.

The HDC has the following duties, functions, powers (Ordinance 12.3):

- To assist, advise, and educate owners of historic structures, buildings, or sites, and various departments of the Town of York, on physical and financial aspects of preservation, renovation, rehabilitation, and reuse.
- To assist, advise and educate owners in complying with the requirements of this Article to the extent possible under funding available to the Historic District Commission.
- To work to provide continuing education on historic preservation issues to local citizens.
- To process applications for Certificates of Appropriateness and Certificates of Demolition.
- To serve an advisory role to local government officials regarding local and cultural resources, and act as liaison between local government and those persons and organizations connected with historic preservation.
- To make recommendations for establishing and/or revising historic districts, historic landmarks, or historic sites, to the Selectboard, in accordance with the procedures detailed in Section 12.5. Town of York Zoning Ordinance Revised through May 22, 2021.
- To review all proposed National Register nominations for properties within the town.
- To conduct or initiate a continuing survey of local historic and cultural resources in accordance with Maine Historic Preservation Commission guidelines.
- To establish a schedule of reasonable fees based on notification costs, reviewing costs, and costs of construction.



- To receive fees; to accept grants, appropriations and gifts of money and services; and to use its financial resources to employ clerical and technical assistance, publish educational materials, conduct surveys of properties, or carry out any of its duties.
- To request reports and recommendations from Town departments and agencies and from other organizations and sources, who may have information or can advise on an application or its impact on the district.
- To appoint citizens' committees and testify before other Town boards whenever appropriate.
- To adopt bylaws or additional operating procedures and policy statements consistent with the intention of this Article and state enabling legislation.
- To waive any procedural rule adopted by the Historic District Commission by majority vote upon good cause shown.
- To administer the provision of the Property Tax Refund Program as established herein.
- To take any action necessary or appropriate to implement the purpose and intent of this Article.

Historic Tax Credits

Federal, State, and Local Historic Tax Credits are available for eligible work for historic properties.

- Local historic tax credits (10% of project cost of eligible work or total tax bill, whichever is less) are available for work on buildings in a local historic district, or designated as landmarks in York Zoning Article 12.16 Property Tax Refund Policy. The credits apply to work on any type of building and work must be consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures. Eligible work includes maintenance of the historic fabric by rehabilitation, restoration, or preservation of the building.¹²
- State Historic Tax Credits¹³ offer a 20% tax credit to the developers of buildings on the National Register of Historic Places that undergo renovation and reuse. These tax credits are only available for income-producing historic properties for commercial or residential purpose (not private homes for use by the owner). The developer/owner gets the tax credit over the period of 5 years.

York Historic Markers Committee

This Committee was initially appointed by the Selectboard on May 10, 1994 to increase public awareness and appreciation of historic places in York. To accomplish its mission, the Committee placed interpretive displays at key locations, focusing primarily on sites of interest from the 19th and early 20th centuries. The Town has allocated funds to the Historic District

¹² Town of York Zoning Code, 12.16 Property Tax Refund Policy.

¹³ More information can be found at: <https://www.irs.gov/businesses/small-businesses-self-employed/rehabilitation-credit-historic-preservation-faqs>



Commission and to Parks & Recreation for marker maintenance although little to no funds have been expended to date. The Committee's role is to undertake all tasks associated with creation and installation of the markers, including research, graphic layout, fundraising, contracting fabrication and installation, and maintaining. While not formally disbanded, this committee has been inactive for many years. The Committee has placed historic markers at the following locations:¹⁴

- York Street, across from Town Hall
- Fleet Bank at the Town Square in York Village
- York Street at the James Erwin Building in York Village
- Barrell Mill Pond near Wiggly Bridge
- Long Beach along U.S. Route 1A at the Sun & Surf Restaurant
- Sayward-Wheeler House
- Moulton Park in York Harbor
- Hartley Mason Reservation in York Harbor
- Harbor Hill in front of the York Harbor Inn

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 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 collections of eighteenth- and nineteenth-century artifacts, most of which have been donated by local families. Old York offers educational programs as well as a library and archives that include:

- Collections focused on the history of York Village, York Harbor, York Beach, and Cape Neddick.
- Personal papers of local civic and business leaders, deeds, town and church records, account books and business records, and photographs.
- Over 7,000 printed books and pamphlets about York history and related subjects.
- Rare book collection including memoirs, early textbooks, sermons, Sunday school books, and novels from the 17th, 18th, and 19th centuries.
- Manuscripts including diaries, scrapbooks, and architectural drawings.
- Over 10,000 photographs.

The York Public Library

The library offers resources on local history and genealogy¹⁵ and occasionally offers programs and exhibits pertaining to the town's history. Resources include:

¹⁴ The Town Manager's office has a full inventory of markers installed since 2007.

¹⁵ <https://yorkpubliclibrary.org/resources/local-history/>



- History of York
- Cemetery records
- Digital maps of York
- Family histories
- Vital records

Historic and Archaeological Resources in York

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 (Fig. 2 and Table 1). Two of the four listed districts take the form of traditional multiple-site districts and two are single-site districts. Areas of national significance for each district are:

- **Boon Island Light District:** engineering, transportation
- **Brave Boat Harbor Farm:** architecture, landscape architecture
- **York Cliffs Historic District:** architecture
- **York Center Historic District:** commerce, exploration/settlement, politics/government, entertainment/recreation

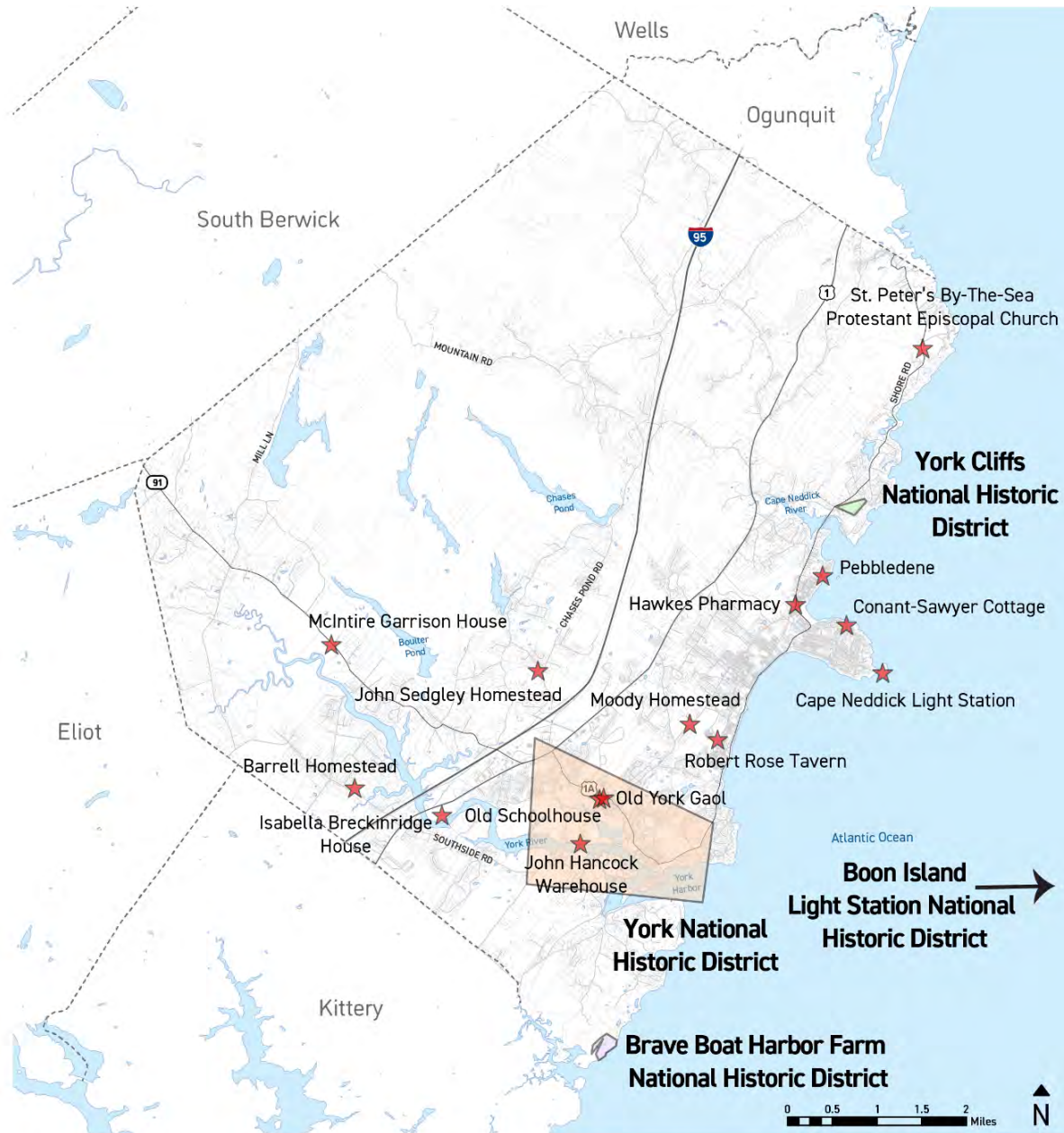


Left: Boon Island Light Right: Brave Boat Harbor Farm

Sources: Left photo: <http://www.uscg.mil/history/web/lighthouses/LHME.asp> Right photo: <http://www.gardenclubbackbay.org/tag/braveboat-harbor-farm/>



Figure 2. National Historic Resources in the Town of York



Data Sources: National Register of Historic Places, National Parks Service (September 2020), Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset. Map created by CivicMoxie.






-  National Register Historic Listing
-  York Cliffs National Historic District
-  York National Historic District
-  Brave Boat Harbor Farm National Historic District
-  Boon Island Light Station National Historic District (Not Pictured)



Table 1. National Historic Districts and Landmarks in the 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. |
| Mdntire 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 as of August 2021.

<https://www.nps.gov/subjects/nationalregister/database-research.htm>



Left: Pebbledene Summer Cottage Right: Conant-Sawyer Cottage

Sources: Left photo: https://commons.wikimedia.org/wiki/File:YorkBeachME_Pebbledene.jpg Creative Commons magicpiano

Right photo: <https://commons.wikimedia.org/wiki/File:ConantSawyerCottage.JPG>

Creative Commons Robn154



To meet National Historic Landmark (NHL) Status, a property must:

- Be of national significance under one or more of the six NHL criteria
- Retain a high degree of integrity

The six criteria for areas of national significance for NHL's are:

1. Be the location of an **event** that had a significant impact on American history overall.
2. Be the property most strongly associated with a **nationally significant figure** in American history.
3. Provide an outstanding illustration of a **broad theme or trend** in American history overall.
4. Be an outstanding example of an **architectural style** or significant development in **engineering**.
5. Be part of a group of resources that together form a **historic district**.
6. Be a property that can provide **nationally significant archeological information**.

Areas of determined national significance for the 13 National Historic Landmarks in York are listed below (Table 2).

Table 2. National Register of Historic Places, Areas of Significance

| Name | Area of Significance |
|-------------------------------|------------------------------------|
| Barrell Homestead | military, literature, architecture |
| Breckinridge, Isabella, House | architecture |
| Cape Neddick Light Station | transportation |
| Conant-Sawyer Cottage | architecture, social history |
| Hancock, John, Warehouse | commerce |
| Hawkes Pharmacy | architecture |
| McIntire Garrison House | architecture |
| Moody Homestead | architecture |
| Old Schoolhouse | education, architecture |
| Old York Gaol | architecture |
| Pebbledene | architecture |
| Rose, Robert, Tavern | commerce, architecture |
| Sedgley, John, Homestead | architecture |

Source: National Register of Historic Places as of August 2021.

<https://www.nps.gov/subjects/nationalregister/database-research.htm>



State and Local Historic Resources

Historic Districts and Local Landmarks in York

Historical and archaeological resources of local importance are included in the inventory below (Table 3) and shown on the accompanying map (Fig. 3). York’s three Local Historic Districts (LHDs) are defined in the York Zoning Ordinance 12.6 (Figs. 4-6).

Table 3. Inventory of Local Historic Districts and Landmarks/Sites in 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 Sohler 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



York Historic Sites

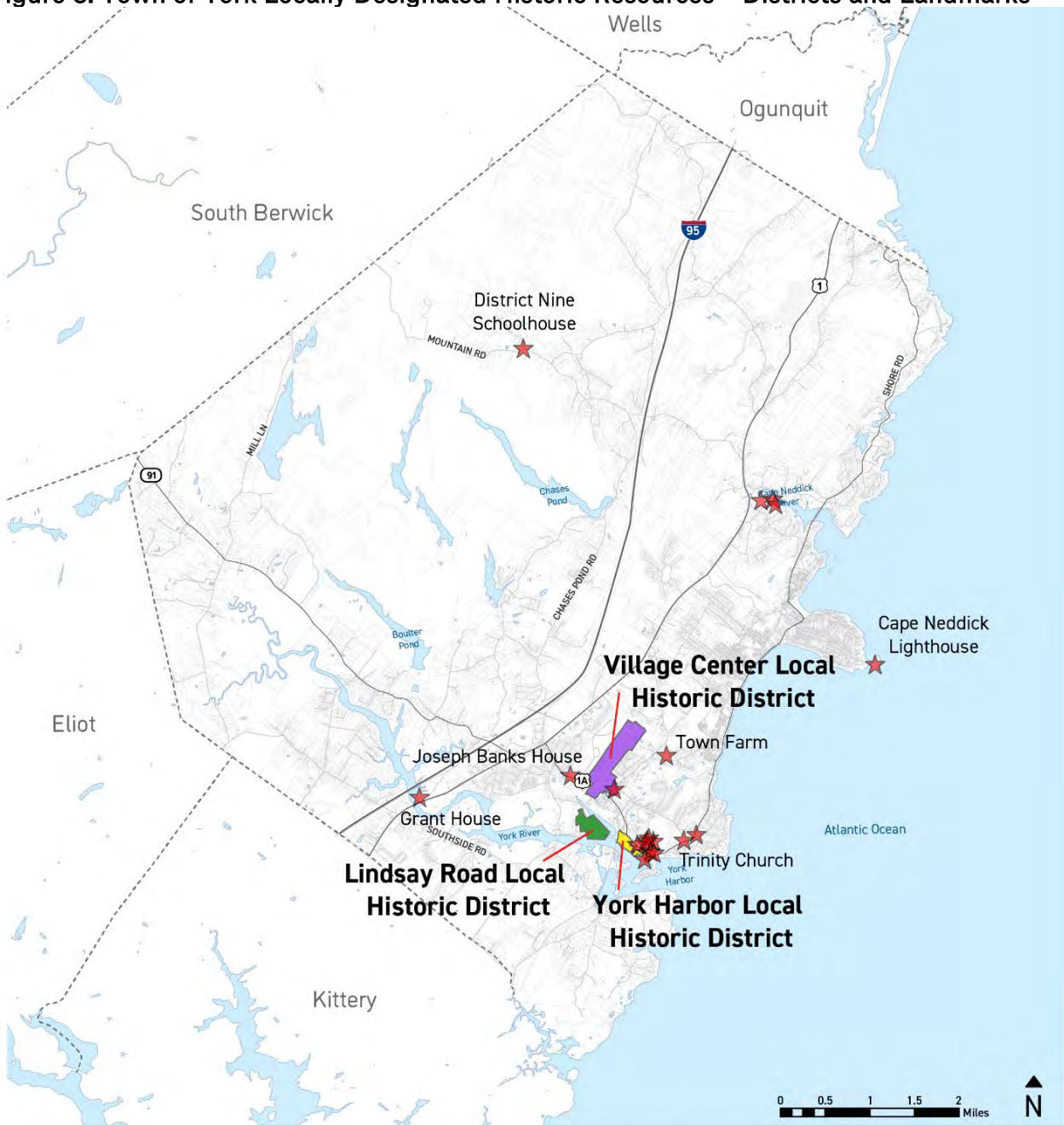
The local historic resources in Table 3 includes one Historic Site which is the Town Farm. This Historic Site (York Zoning Ordinance 12.6) consists of two lots of land owned by the Town of York which were part of the Town Farm, consisting of: the cemetery lot near the corner of Ridge Road and Long Sands Road (no street address or tax lot number, but identified as burial ground #192 in the book, *Maine Cemetery Inscriptions, York County Volume*); and 178 Long Sands Road (0039-0025) as its boundaries existed on May 21, 2011. The Zoning Ordinance states that:

Use and development of this Historic Site shall be limited to: utility lines; farming, including but not limited to the community gardens; historic/archaeological investigation, education and interpretation; and passive recreation, including but not limited to parks and pedestrian paths. Any new use of the site and/or any physical alteration of the site shall require a Certificate of Appropriateness of the Historic District Commission (HDC), except in the following circumstances:

1. Gardening in the existing community garden; and
2. Municipal trail development or maintenance, including any related buildings or other appurtenances not to exceed 500 square feet.



Figure 3. Town of York Locally Designated Historic Resources – Districts and Landmarks



Data Sources: Town of York GIS, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.

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



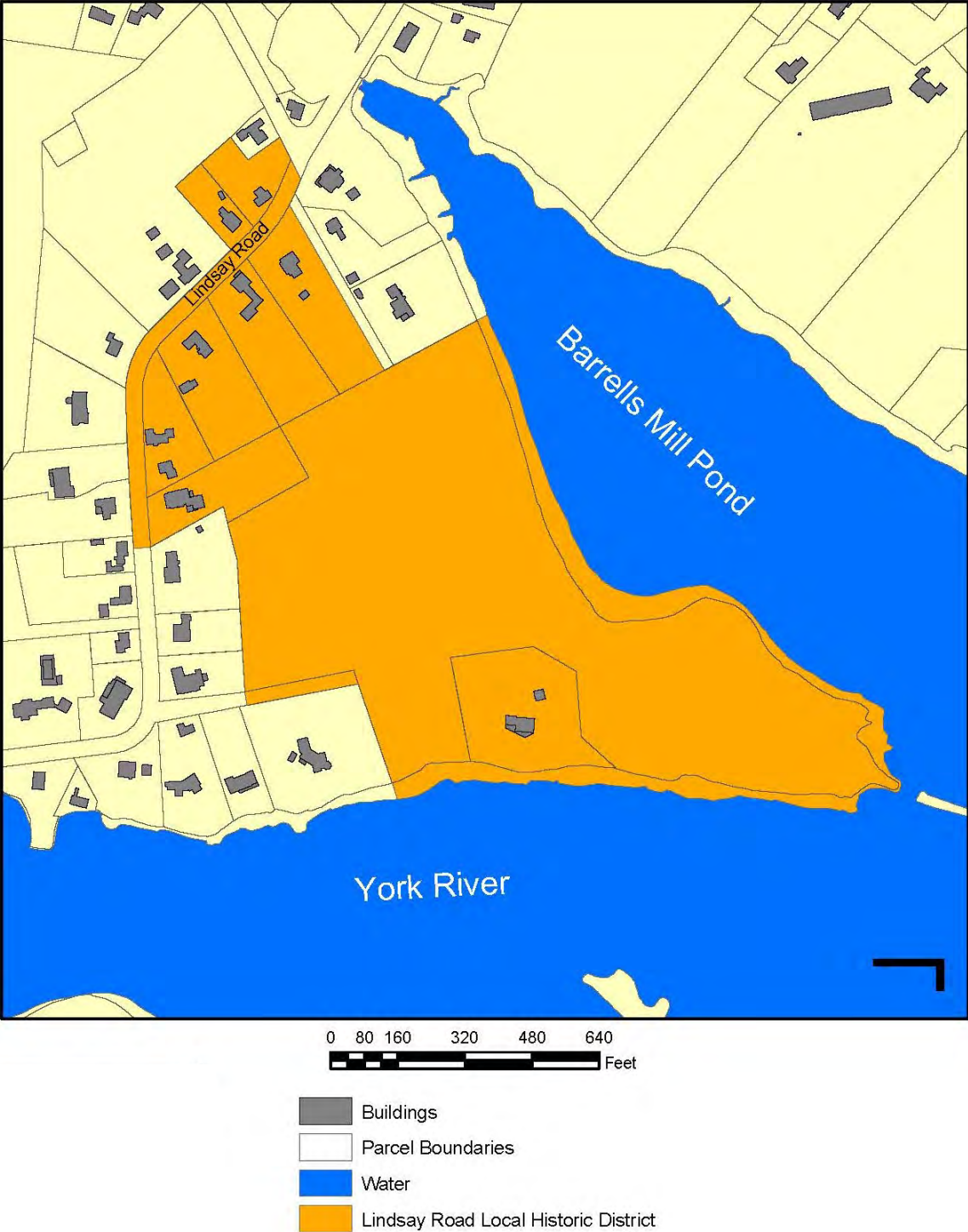
Figure 4. Town of York Zoning Ordinance: Village Center Local Historic District



Source: Town of York Planning Department, 6/17/16.



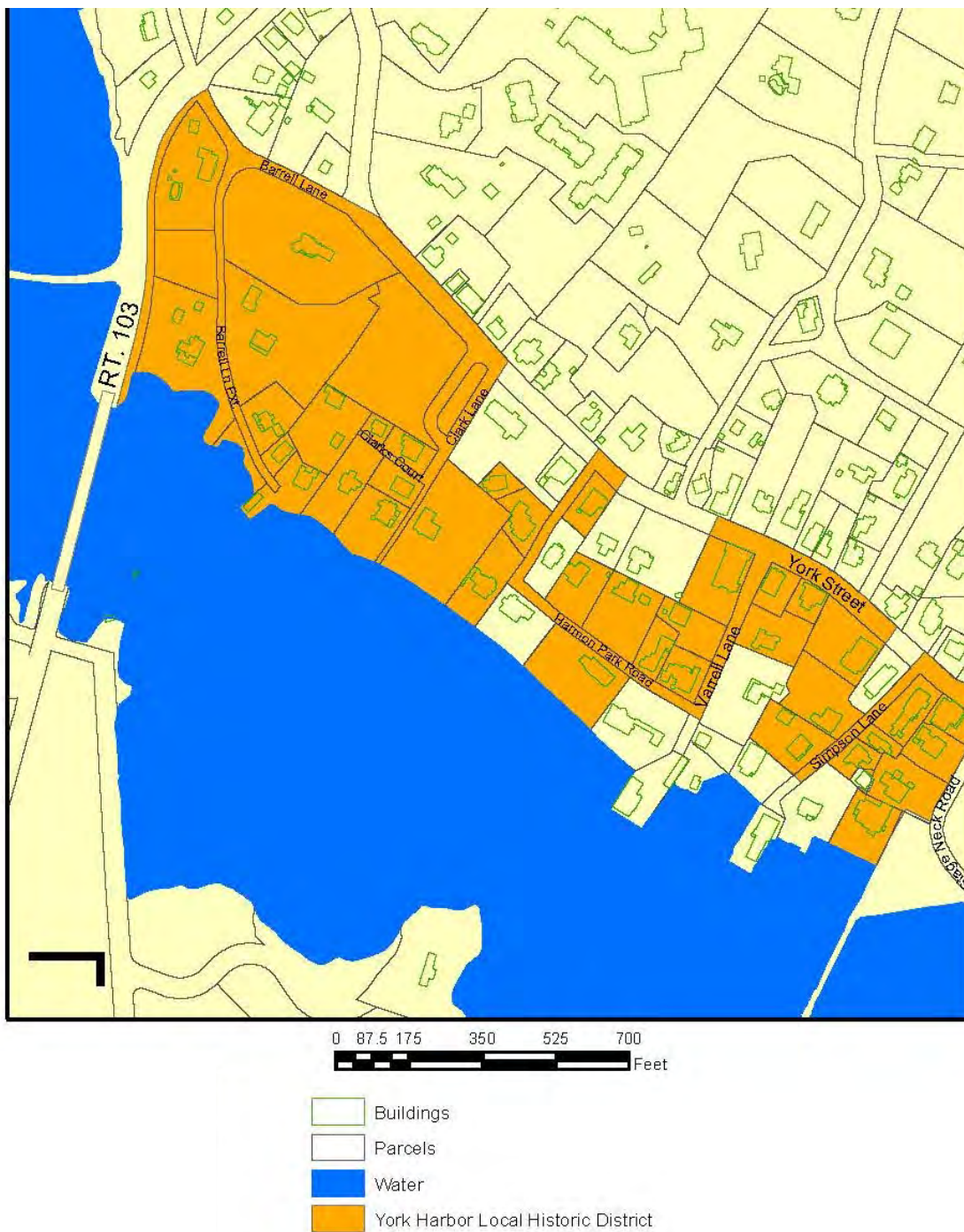
Figure 5. Town of York Zoning Ordinance: Lindsay Road Local Historic District



Source: Town of York Planning Department, 1/31/03.



Figure 6. Town of York Zoning Ordinance: York Harbor Local Historic District



Source: Town of York Planning Department, 9/16/03.



Many of York’s local and national landmarks are in private ownership (Table 4).

Table 4. Ownership of Local and National Historic Landmarks in York

| Property Name | Address | Owner |
|---|----------------------|--|
| Barrell Homestead | 71 Beech Ridge Road | Private |
| Isabella Breckinridge House | 244 U.S. Route 1 | Private |
| Cape Neddick Light Station | 13 Sohier Park Road | Public: (U.S. Gov’t, operated by U.S. Coast Guard) |
| Conant-Sawyer Cottage | 14 Kendall Road | Private |
| John Hancock Warehouse | 136 Lindsay Road | Old Museums of York |
| Hawkes Pharmacy | 7 Main Street | Private |
| McIntire Garrison House | 270 Cider Hill Road | Private |
| Moody Homestead | 100 Ridge Road | Private: Moody descendants |
| York Corner Schoolhouse | 3 Lindsay Road | Old Museums of York |
| Old York Gaol | 4 Lindsay Road | Old Museums of York |
| Pebbledene | 99 Freeman Street | Private |
| Robert Rose Tavern | 298 Long Sands Road | Private |
| John Sedgley, Homestead | 44 Chases Pond Road | Private |
| Emerson-Wilcox House Museum | 187 York Street | Old Museums of York |
| First Parish Congregational Church | 180 York Street | York Hospital |
| Jefferds Tavern | 6 Lindsay Road | Old Museums of York |
| Perkins House Museum | 394 Southside Road | Old Museums of York |
| Donnell-Hancock Warehouse | 136 Lindsay Road | Old Museums of York |
| George Marshall Store | 140 Lindsay Road | Old Museums of York |
| | 70 Clark Road | Private |
| | 83 Clark Road | Private |
| Preserve/open space | 77 Clark Road | Private |
| Joseph Banks House (also site of Richard Banks House) | 112 York Street | Unknown |
| | 31 Long Sands Road | Private |
| | 25 Sentry Hill Road | Private |
| | 17 Sentry Hill Road | Private |
| | 11 Sentry Hill Road | Private |
| Trinity Church | 546 York Street | Trust |
| | 2 Norwood Farms Road | Private |
| | 16 Simpson Lane | Private |
| | 416 York Street | Private |
| | 16 Sentry Hill Road | Private |
| | 16 Sentry Hill Road | Private |
| | 5 Orchard Lane | Private |
| Grant House | 200 U.S. Route One | Town: gifted by Goodrich/Breckenridge family) |

Source: National Register of Historic Places and Local Historic Designation. Old York Historical Society. Town of York Assessor Database, 2020.



Lost Historic Landmarks

District Nine Schoolhouse, 301A Mountain Road. (a.k.a. Agamenticus Schoolhouse) was razed in 2015.

Changes to Ownership/Responsibilities

Changes in assumed ownership since the last Comprehensive Plan are noted here as they have a bearing on future land use and responsibility and ownership of historic village properties. On 11/5/19 town voters approved a settlement agreement¹⁶ between the Town of York and First Parish Church to settle disputes regarding ownership of the land in and around the Town Green (Fig. 8). The settlement provided clear ownership of the Village Green land surrounding Town Hall and the church and other land in York Village:

The Town of York gained clear title to:

- Land under the current Town Hall and land for the proposed expansion of Town Hall and parking
- Land under the Old Gaol
- Land under the Remick Barn, Jefferds' Tavern, the Old School House and adjacent parking area (buildings already owned by the Old York Historical Society)

First Parish Church gained clear title to:

- Land under Church buildings, grounds and parking
- First Parish Cemetery
- First Parish Woodlands (land behind Church Cemetery)
- The Ramsdell House property (across from Hospital entrance)
- The Old Burial Yard
- The Emerson Wilcox House property

Prior to this agreement, the Town already owned the Old Gaol and the Old York Historical Society owned the buildings consisting of: the Remick Barn, Jefferds' Tavern, and the Old School House.

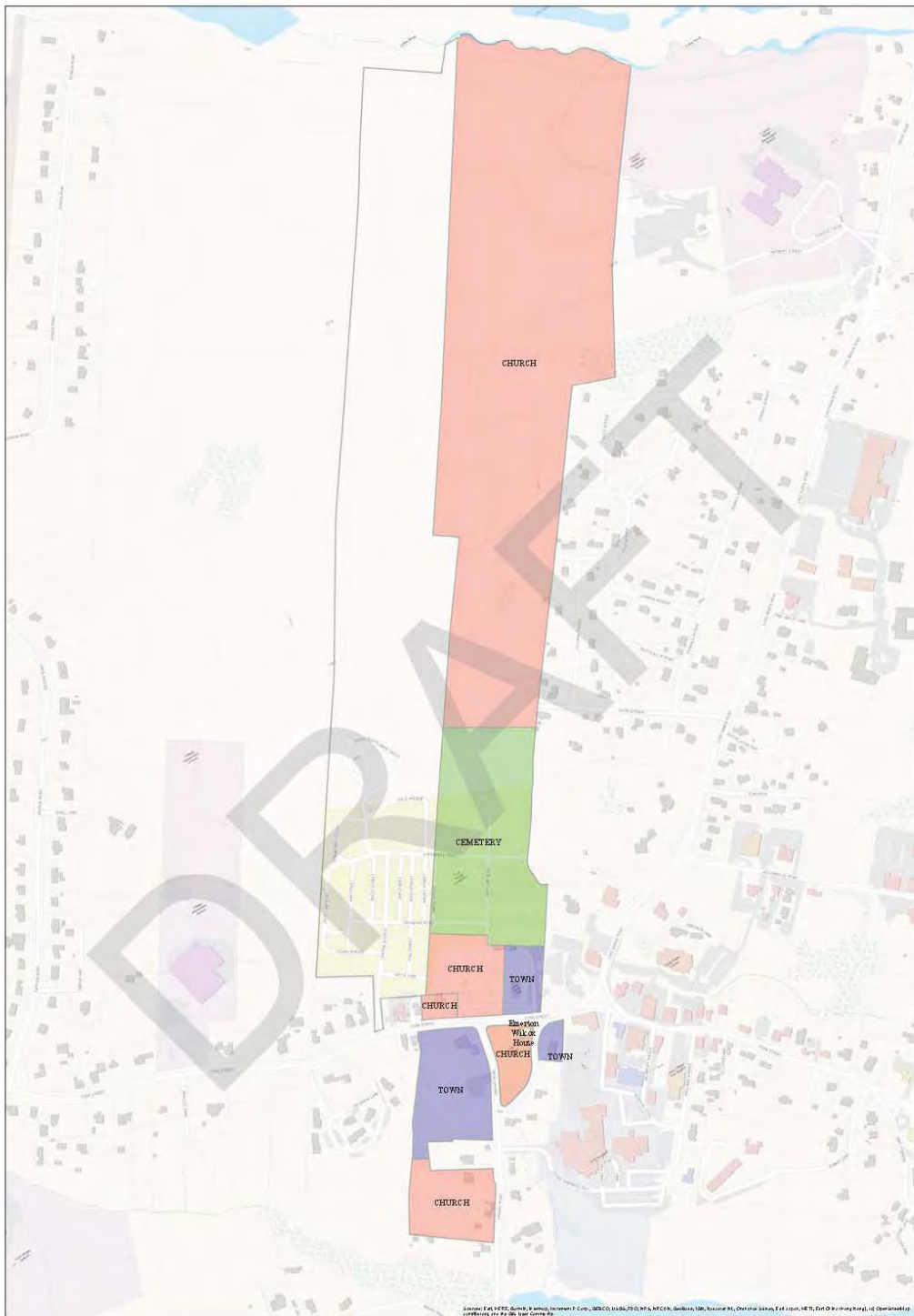
The First Parish Woodlands consist of approximately 65 acres behind Town Hall and stretching to Coastal Ridge Elementary School.

The Town finalized the agreement with First Parish Church in accordance with the draft map (Fig. 7) that was approved by voters, in a Reciprocal Easement Agreement on March 9, 2021.

¹⁶ <https://www.yorkmaine.org/DocumentCenter/View/3227/11-05-2019-Election-Results>



Figure 7. Town of York and First Parish Church Land Settlement Draft Ownership Map, 7/11/19



| Proposed Parcels By Ownership | |
|---------------------------------------|---------------------|
| ■ | CEMETERY |
| ■ | FIRST PARISH CHURCH |
| ■ | TOWN |
| ■ | OTHER |



Not to scale
For planning purposes only



Source: <https://www.yorkmaine.org/DocumentCenter/View/2861/Proposed-Town-and-Church-Settlement-for-November-2019>



Potential Historic Properties of Significance

Other properties of historic significance exist in York and an overall sense of the possible historic resources can be determined from the Town Assessor Database which indicates the year of construction for all properties in the town. Buildings and other structures must be at least 50 years old to qualify for national status. In York, 75 years is the qualifying age for historic status consideration. It should be noted that age alone is not enough to determine historic status; a structure’s significance regarding events, architectural style, engineering, links to political or government events/periods, etc., must be documented and confirmed. In addition, a property may have been significantly altered since the date of construction. Table 5 looks only at age and shows the number of properties in the town in 50-year groupings, from pre-1700 through 1950 and then properties from 1951 through 1972 in acknowledgement that any property over 50 years old (national) or 75 years old (town) qualifies for consideration for historic status if other conditions are met. This list is inclusive of all properties in the town built through 1971; the inventory of historically significant resources in Table 4 would be included in these numbers. The 12 buildings noted in Table 5 as 17th Century are speculative as there are no documented pre-1700 structures in York. The Historic District Commission reviews demolition applications for all structures 75 years or older.

Table 5. Residential Structures in York 50 Years or Older

| 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: Town of York Assessor Data, 2019

Condition of Historic Resources

Historic and archaeological resources are all vulnerable to time and a variety of man-made and natural disasters. The preservation of these resources costs significant money due to the natural decay of materials as well as protecting against unforeseen incidents and disasters. A further challenge is that many of these resources are in private ownership, limiting Town control over preservation and conservation methods. Privately-owned properties area also not subject to easements or other restrictions requiring inspection by any Town entity. The condition of these properties can only be generally assessed from observation of their



exteriors and given the lack of resources or purpose for this, most of these conditions are unknown. Table 6 lists resources with known repair needs or recent improvements.

Table 6. List of Known Upgrade Needs or Recent Repairs for Historic Properties in York

| Property Name | Address | Condition |
|-----------------------------|---------------------|--|
| Cape Neddick Light Station | 13 Sohier Park Road | Recent exterior repairs and painting |
| Old York Gaol | 4 Lindsay Road | Heating system to be installed by Town 2021-22 |
| Emerson-Wilcox House Museum | 187 York Street | Needs heating system |

Source: Properties from National Register of Historic Places and Local Historic Designation. Information on property conditions provided by Town staff, Historic District Commission, and Old York Historical Society.

Archaeological Resources

Some of the earliest English archaeological sites in the State of Maine are located in York. In the York Harbor and York Village area, three important seventeenth century archeological sites were discovered. One is an early cellar that may prove to be the home of the first permanent European settler of both York and Maine. A second site is that of the Henry Donnell residence of about 1640. Donnell was a leading fish merchant and one of the first residents of York Harbor. The third site in this area is the Second Meetinghouse (1667-1712). In the Cider Hill and Scotland area, there is a major seventeenth century site, Point Christian Manor. It was the seat of government for York and the whole province of Maine during the 1630s and early 1640s. Excavations in 1985 and 1986 indicate it has rich archeological potential. Many of the artifacts have revealed much about life at Point Christian and, by extension, other sites in York.¹⁷

A Note about Mapping Archaeological Resources

Archaeological site locations are protected information in the State of Maine to prevent unauthorized digging and destruction of artifacts. These state maps indicate an area of one square 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 York’s waterways.

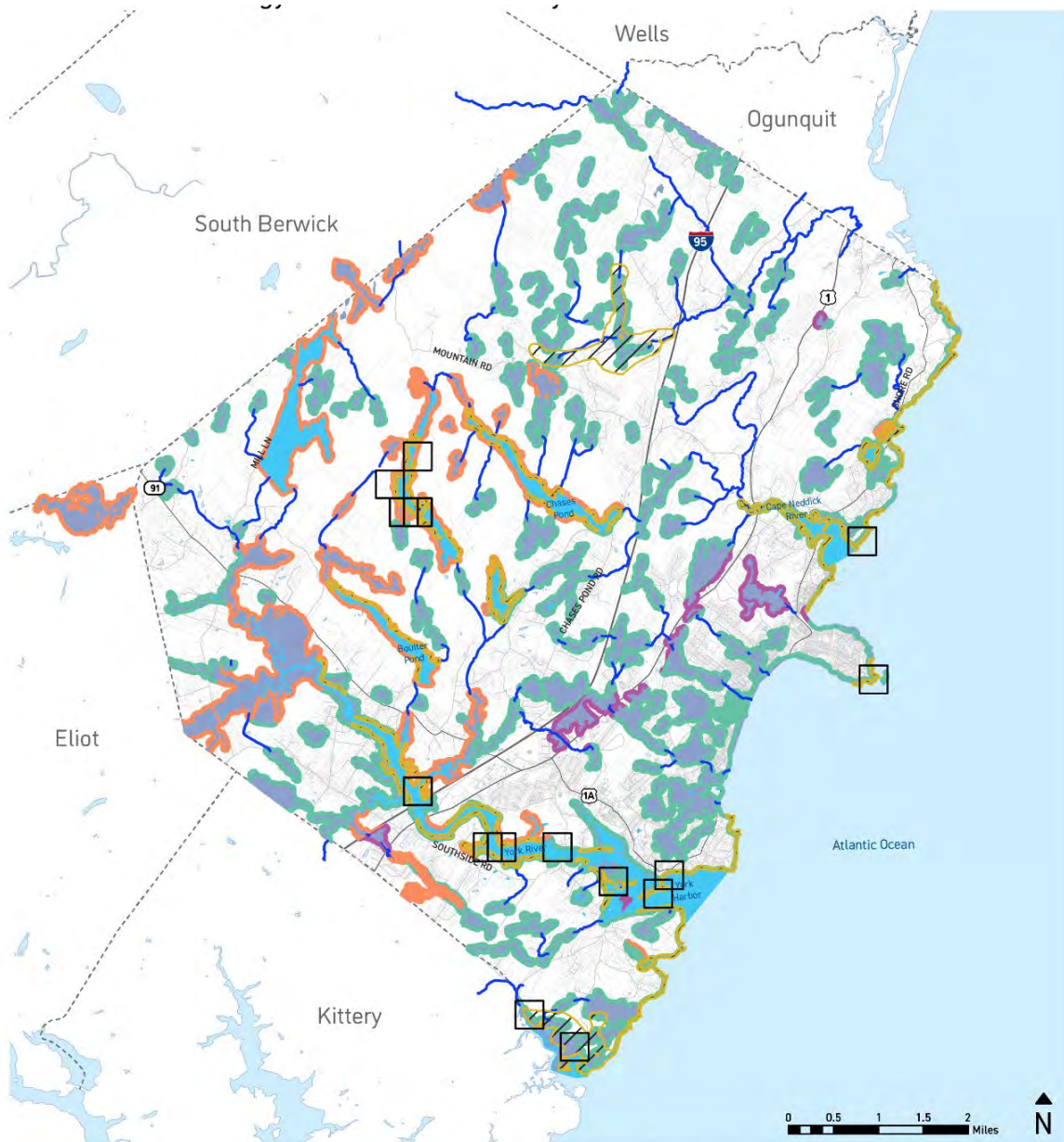
Prewritten Record Sites

There are 23 prewritten record archaeological sites known in York (Fig. 8). Seven are located around Folly 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.

¹⁷ Adapted from Historic & Archeological Resources – Inventory & Analysis November 6, 2007 10
Comprehensive Plan – York, Maine.



Figure 8. Prewritten Record (Prehistoric) Archaeological Sites and Sensitive Areas in York with Shoreland Zoning



Data Sources: Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.



Note that for the purposes of this Comprehensive Plan, "prehistoric" sites are called "prewritten record" sites.



Written Record Sites

To date, a total of 207 written record (historic) archaeological sites¹⁸ have been documented in the town (Fig. 9 on the next page). There are 67 written record archaeological sites that are shipwrecks in the water off the coast of York. Of these, the location of 28 are known while the location of the remaining 39 is unknown.

Short Sands Shipwreck Site

One well-known and dramatic example of an archaeological site in the waters off the coast of York is the shipwreck that may be the vessel, the *Defiance*, a sloop that was wrecked on Short Sands Beach in a violent storm in 1769. The wreck is uncovered once or twice a decade and was last seen on the beach following a storm in February 2018. The area of the shipwreck is under the jurisdiction of the Town of York.



Shipwreck on Short Sands Beach after the Storm of 2018.

Source: Town of York Police Department

The Maine Historic Preservation Commission helped fund a scholarly study of the site for the purpose of understanding more about the origin and history of the shipwreck, and its eligibility for the National Register of Historic Places. Baseline data in the report is meant to guide “future management of the site and document overall integrity.” The report determines that the Short Sands Shipwreck is likely eligible under three criteria (the wreck must meet at least one of the criteria for eligibility), including:

¹⁸ “Site” means an area containing archaeological artifacts or materials or other evidence of habitation, occupation or other use by historic or prehistoric people. *Maine Legislature Title 27, §373-A: Definitions*



1. **Criterion A:** The wreck is associated with "events that have made a significant contribution to the broad patterns of history," including the broad themes of maritime history, transportation, commerce, and agriculture.
2. **Criterion C:** The wreck may possess significance because it embodies "the distinctive characteristics of a type, period, or method of construction."
 - a. "Under architecture, "It is possible that the shipwreck is an early example of a "pink-sterned" vessel or "pinky". There are no other documented or known examples of a mid-18th-century or pre-Revolutionary War pinky in Maine and New England. It is also potentially a common type of mid-18th-century New England vernacular watercraft for which there are no other examples from this period or type of vessel.
3. **Criterion D:** The [site] has yielded or is likely to yield information important to history through the physical characteristics (or remains) of the vessel providing valuable information about her use, method of construction, and operation. The shipwreck is also a warehouse of environmental data that may contribute to understanding of historic environmental conditions."¹⁹

Report Recommendations

The report includes six recommendations²⁰ to support the "recovery of information before it is lost to vandalism and coastal erosion" and to "encourage stewardship of the wreck site and other coastal archaeological resources:"

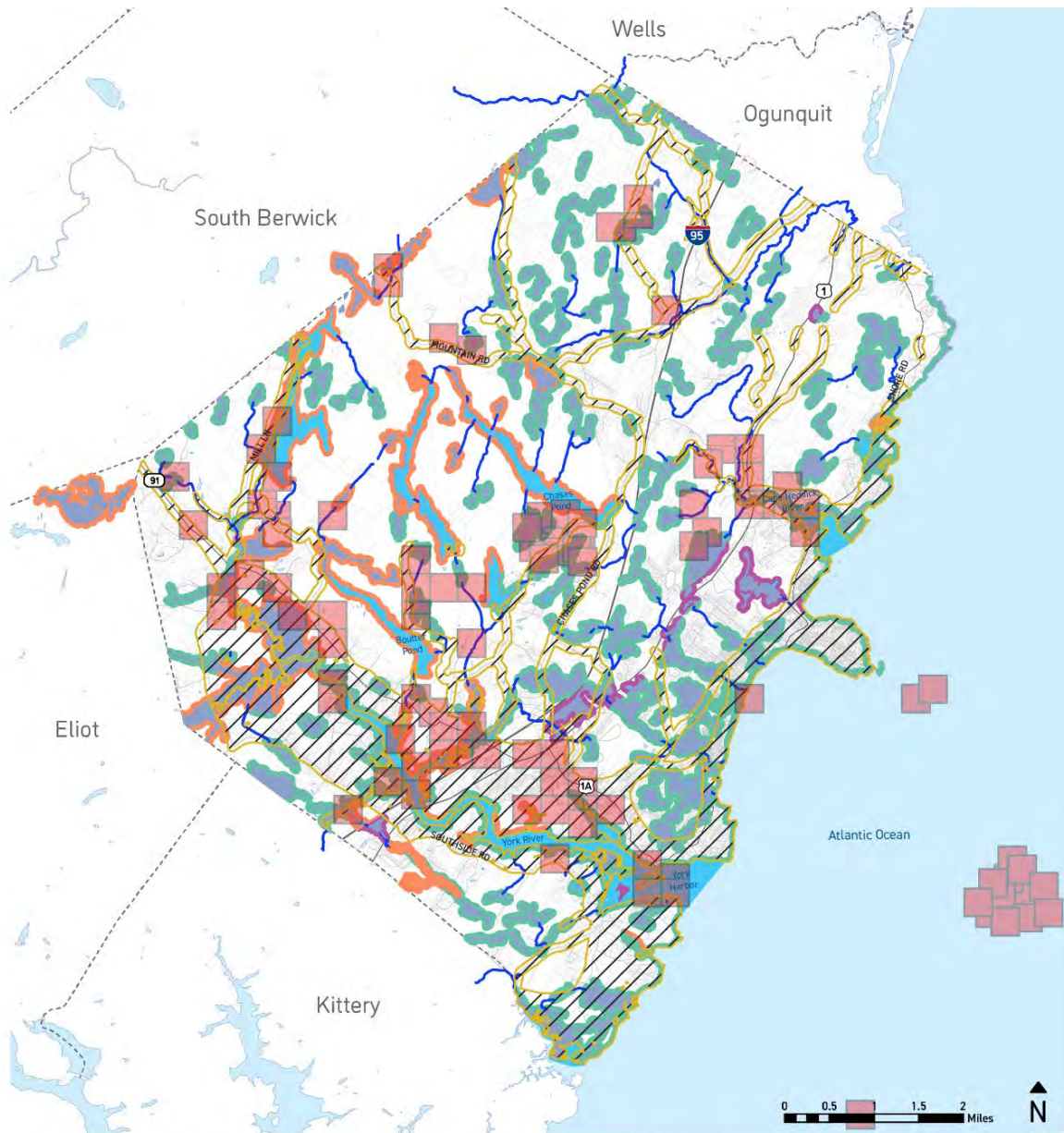
1. Establish local (with Town of York, York Police, and Public Works Department) and state agency Points of Contact (POCs) (MHPC, MEDOT) for communication in the event of future erosion and exposure of the shipwreck site.
2. Develop an archaeological documentation plan and protocols following storm events.
3. Identify protective measures to mitigate future damage to the shipwreck site because of storm erosion or beach replenishment activities.
4. Identify education, outreach, and stewardship opportunities.
5. Nominate the shipwreck site to the NRHP and signpost the site.
6. Review and determine the benefits and costs of excavation, recovery or removal, and *in situ* site preservation. For example, excavation and removal of the wreck site from its setting may make it ineligible for the National Register.

¹⁹ *Short Sands Shipwreck Project Documentation and Analysis Short Sands Shipwreck (ME497-004) York (York County), Maine*, prepared for the Maine Historic Preservation Commission by Nearview, LLC, June 27, 2018.

²⁰ Nearview, LLC has made a presentation to the Town of York Selectboard of report recommendations (email from Clearview dated 1/12/22).



Figure 9. Written Record (Historic) Archaeological Sites in York with Shoreland Zoning



Data Sources: Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.



Note that for the purposes of this Comprehensive Plan, "historic" sites are called "written record" sites.



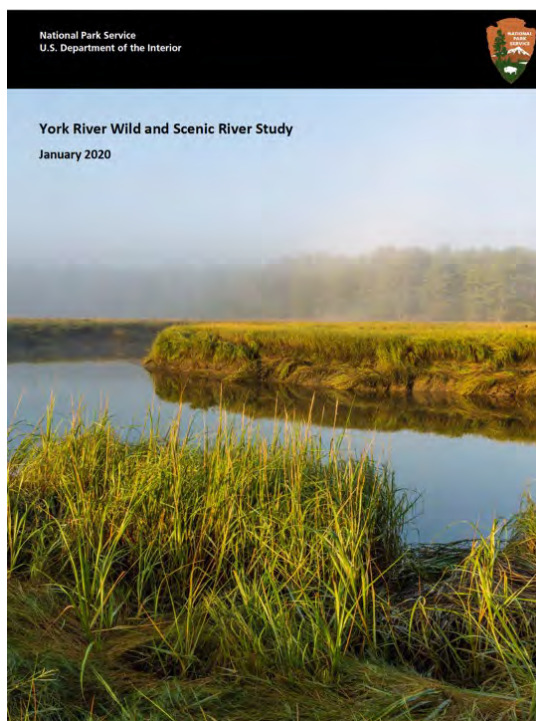
Pending/Proposed Designations

York River Wild and Scenic Designation (*Pending*)

After completion of a three-year study (Fig. 10) led by residents and advocates in York, and the submission of designation legislation application, a key U.S. Senate Subcommittee advanced efforts to designate the York River as part of the National Park System's "Wild and Scenic" Rivers program on 11/18/21. At that time, the Bill was set to head to the Senate for full consideration in the near future as of the publication of this plan.

The York River Wild and Scenic designation, if approved by Congress, would recognize the York River's natural, cultural, and recreational value and direct federal funding and technical assistance for its preservation. Federal money can be used for historic and archeological surveys and preservation efforts and designation will support local efforts to address long-term stewardship for the waterway.

Figure 10. National Park Service "York River Wild and Scenic River Study" Cover





Proposed York Village Center Historic District Expansion (*Public Hearings 2019, no town vote*)

The York Village Center Historic District proposed expansion (Fig. 11) was brought forth by the Historic District Commission in 2019. This expansion was specified as a goal in the last voter-approved York Comprehensive Plan and was supported by documentation in an intensive Architectural Survey of the area.²¹ The expansion sought to extend the district to the west along York Street to U.S. Route 1, a stretch of road that is one of Maine’s oldest streets.

The Planning Board and Selectboard held a series of information sessions and public hearings in 2019.²² After these hearings and meetings, the Selectboard decided not to move the Historic District Expansion Proposal forward to a town-wide vote. However, the concerns and issues that prompted the proposal still remain. While this entire proposed expansion area falls within the York National Historic District, this National Historic District designation does not prevent demolition or significant changes that would alter the historic integrity of a structure. Within this proposed expansion area, only one property has local landmark status, protecting it from demolition or significant alteration on its public facing building elements.

The 2018 Architectural Survey which included the area shown in Fig. 11 below, reported the following findings:

“Though many buildings in the heart of York Village are listed in the National Register of Historic Places, none of the buildings surveyed between the existing district and U.S. Route 1 were identified as being individually listed on the National Register. Approximately 30% of existing buildings in the current survey area meet criteria for individual listing on the National Register. Only about 10% of structures in the surveyed area are “non-contributing” as per National Register requirements. The remaining 60% of surveyed structures meet requirements for “contributing resources” for an expanded York Village Historic District.”²³

A report summary of the types of properties in the survey area states:

“The surveyed area encompasses a stretch of road dating to the 1640s, and which today includes existing properties dating from the early eighteenth century to the late twentieth century. The surveyed area is almost entirely small-town residential, with

²¹ *Architectural Survey Report* by Steven C. Mallory, Historic Preservation Consultant for the Town of York, conducted June 21 – September 30 2018. A part of the survey area was not included in the final map of the proposed Village Center Historic District Expansion.

²² February 19, 2020 Record of York Village Historic District Expansion Proposal Public Information Session and Public Hearings September 25, October 2, and October 30, 2019.

²³ *Ibid.* p. 3.



short sections of commercial real estate at the extreme east and west ends and one rural property in the midst of the survey area.

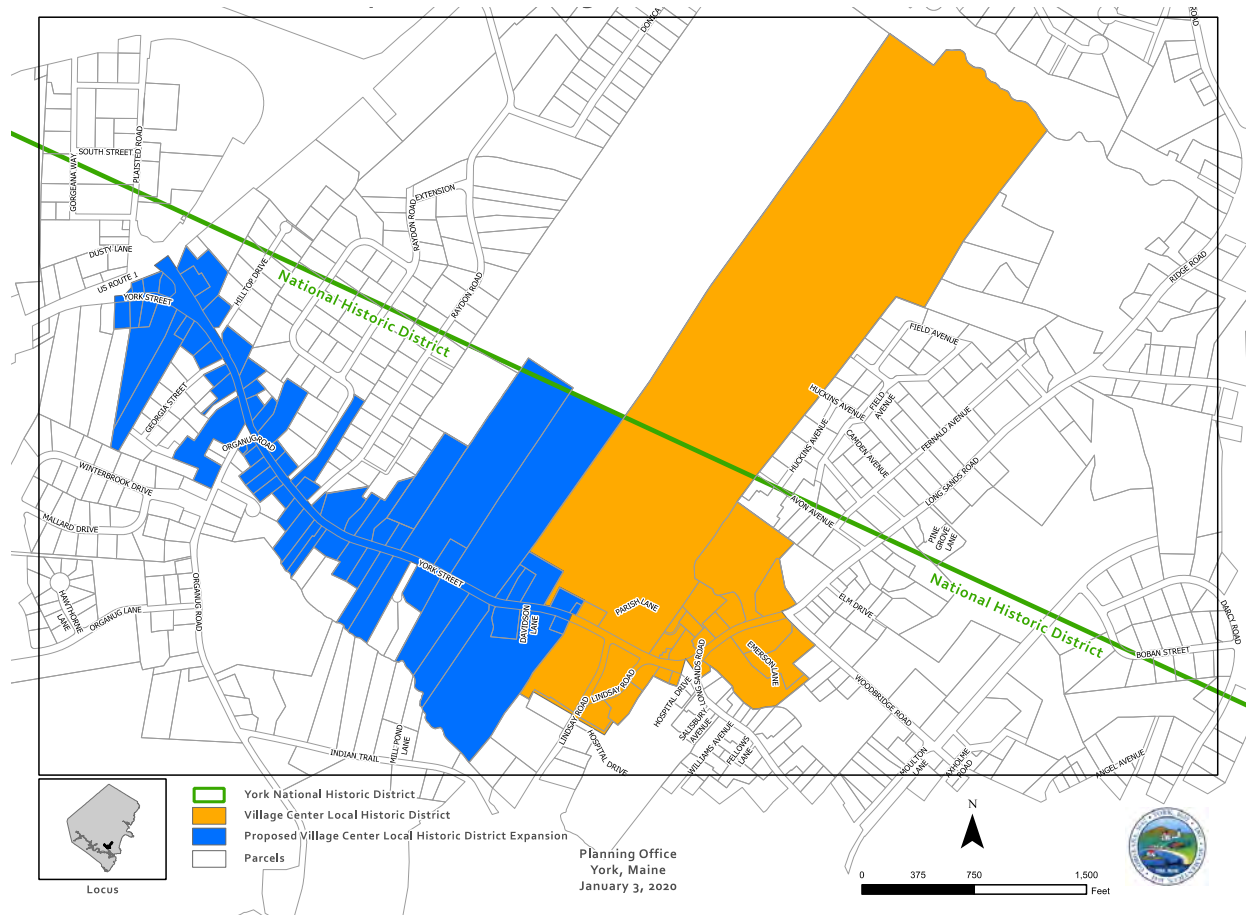
The surveyed area encompasses a full spectrum of architectural styles from the early eighteenth to the late twentieth century. Historic development patterns are as follows: the U.S. Route 1A/ York Street corridor is sprinkled with early to mid eighteenth-century houses that appear at irregular intervals. These occupy seventeenth- and eighteenth- century sites along the north side of the road only, all facing south, York Street/ Route 1a that had been known since the seventeenth century as "Scituate Men's Row" because it was initially settled by families who came from Scituate, Massachusetts. Arriving in 1642, they were given land grants upon the condition that they maintain a road across the four large lots. This road evolved and extended over time into current York Street/U.S. Route 1A.

The spaces between the earliest home sites have been filled in with later development, as most of the original parcels were subdivided over time. Only one, Property 79 (142 York Street), retains a significant amount of its original acreage and context Infill properties all date from the third quarter of the 19th century to the 1970s, with significant bursts of development at around the turn of the twentieth century and another from the World War II era. All of the latter structures relate to York's late 19th and early 20th century discovery as a summer destination. Many of the later houses occupy small lots subdivided from the larger earlier parcels."²⁴

²⁴ Ibid. pg. 6.



Figure 11. Proposed York Village Center Historic District Expansion



Source: Town of York Planning Office

What the Community Said

The summary of community feedback below represents the common themes heard during public meetings and events, as well as through other forms of outreach. When information is provided from the Fall 2021 Comprehensive Plan Community Survey²⁵ results, this is specifically noted with the percentage of respondents who replied in this way.

- York residents love the character the historical resources provide the town.
- Residents value the Old York Historical Society and the historic buildings it maintains, as well as the local churches.
- There is concern about losing the historic cemeteries and the Native American archaeological sites.

²⁵ There were 1163 responses to the survey. Not every question had a 100% response rate; the number of responses for questions listed below are noted.



- The Fall 2021 Comprehensive Plan survey revealed that 56% of respondents believe that preserving the town’s historic character, buildings, and spaces should be an overall priority of the plan;²⁶ 62% think the Town should devote more resources and increase existing regulations to protect historic structures and sites.²⁷
- There is disappointment that a measure (specified in the voter-approved amended 1999 York Comprehensive Plan) to extend the Village Center Historic District was not placed on the ballot for resident discussion and vote. Concerns persist over the need to protect the historic character of York Street within this area.
- Local historic tax credits are available but have not been used. While there has been no survey to understand the lack of use, speculation is that the tax credits are not used due to the amount of paperwork and other aspects involved to receive the benefit, as well as the low amount of the credit (10% of project eligible project costs).
- 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 prime candidates for demolition.
- The lack of centralized and well-funded historic preservation and education efforts hampers efforts to assist property owners, education the public, and apply for grants and other resources that could help preserve the town’s historic character.
- The Historic District Commission has no adequate space for its archives and files and lacks administrative support to manage applications and other duties.
- There are some programming and education efforts but more could be done; enhanced efforts could help make residents aware of these historic resources and perhaps support their adaptive reuse and preservation. This requires funding and staff time that is not possible with current Town or Old York Historical Society budgets.

Key Takeaways

Education and Technical Assistance

Enhanced education and technical assistance/support can contribute toward celebrating and protecting the historic resources and character of York. While the Old York Historical Society provides general education and programming, and maintains a core of buildings for public access and programming, it does not have the capacity to serve as overall historic resources advocate in the town. Increased funding and staffing for Old York or through Town staffing could enhance public education, owner outreach and support for historic tax credit applications, and technical assistance with navigating choices for building upgrades and rehabilitations. Providing information and assistance will become particularly important as property owners address climate change and the need for systems upgrades and potential for electric vehicle and solar power infrastructure, among other issues.

²⁶ Out of 950 responses.

²⁷ Out of 1155 responses.



A Compelling Narrative

York has all the elements to weave a strong narrative regarding its history, natural environment, and character. This narrative would benefit an overall sense of stewardship and vitality in the town. A coordinated approach to telling a story about environmental stewardship, the history of York's settlement and progression to modern town, and change, including climate change and technology, can support economic development, attract visitors interested in these things, and heighten awareness of residents of the treasures and resources of the town.

Unified Stewardship

Moving from a fragmented approach to protecting and rehabilitating the historic resources (buildings and landscapes) of York to a broader, more comprehensive approach to history and archaeology in the town can provide opportunities for strong unified stewardship of the town's resources. This unified stewardship would include things such a coordinated approach and oversight to land easements, comprehensive public signage and messaging about stewardship of historic and natural resources, and education at all levels including public schools, adult continuing education, and visitor education at lodging and visitor establishments.

Climate Change and Sea Level Rise

A significant number of archaeological sites and historic settlements are located along the York River and other waterways. As sea levels rise and the risks of storm surge and other flooding increase, these resources face major threats. Sea level rise (SLR) also effects the various shipwrecks found in the waters around York. Rising sea levels will change the access/visibility of these sites, including the best-known/most visible which is the sloop at Short Sands Beach thought to be the Defiance, shipwrecked in 1769. As the rate of SLR increases, considering the priority of documenting and/or stabilizing these sites will become more urgent.

Demolition

Most privately-owned historic structures are under threat. The Historic District Commission reviews demolition applications for all buildings in York that are 75 or more years old. The HDC can only delay applications for demolition for 60 days, and the most common application to the Commission is for demolition. There have been 28 buildings at least 75 years old demolished in the last four years (2017-2021).²⁸ The Commission is required to find something that is mutually agreeable with the owner, which in most cases is the approved demolition. The Commission doesn't delay applications for certificates of appropriateness (approving changes or additions) except where administratively necessary—these applications

²⁸ Email on 2/10/22 from Historic District Commission Chair



are either approved or denied. Some communities have longer periods of demolition delay and others work with local mission-driven developers with a passion for historic buildings or non-profit organizations to save important buildings slated for destruction.

Lack of Funding

Lack of funding for preservation techniques and historic resource management could threaten the loss of many historic and archaeological resources. Research, management, and preservation all have a significant monetary cost, often not met for adequate efforts to conserve historic resources. In addition, local historic advocates and leaders noted that they believe understaffing in the Town's code and planning offices leaves the Historic District Commission without the administrative support it needs to fulfill its duties properly. The issue of staffing and funding is one that needs more careful study to determine how increases will have positive impacts on preserving the historic resources in York.

Unknown or Private Historic/Archaeological Resources

There is no extensive historic inventory that has been conducted in York. Legal or systematic protections for historic and archaeological resources only apply to those resources that are known. Anything on private property or that is unknown to the Town or the state is at risk of being destroyed and lost to the cultural heritage of the region. Lack of available resources to conduct inventories and outreach to owners limits expanding the number of historic resources currently under protection.



Natural Resources & Environment

York's abundant natural resources, from its beautiful beaches and coastline to its undeveloped wildlife habitats, from its scenic views atop Mount A, to its water bodies, wetlands, forests, and soils, are all central to what makes the town such an attractive place to live and visit. These resources serve important ecological, recreational, and economical functions, and are also vital to preparing for and mitigating impacts from climate change. In planning for the future, it is critically important for York to consider, support, and protect its natural resources.

This topic includes...

Natural Resources

- Underlying natural context, including topography, geology, and soils
- Critical natural resources such as wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, plants and plant communities, unique natural areas

Water Resources

- Water bodies, including streams, rivers, and lakes
- Surface water, aquifers, and drinking water supplies
- Watersheds
- Pollution sources and water bodies at risk from pollution

Forest + Agricultural Resources

- Existing forests, forestry activities, and farming
- Community farming and forestry activities (community gardens, farmers' markets, etc.)
- Recent trends and impacts from development

Trends Across Topic Areas

- Threats to York's natural resources
- Ongoing protection efforts and policies
- Key takeaways

Natural Resource Context

Topography and Slopes

Topography describes the changes in elevation of the surface of the ground. Elevations in York range from sea level along the Atlantic coast to 692 feet atop Mt. Agamenticus (Mount A). Only Mt. A, Second Hill (555 feet) and Third Hill (526 feet) rise above 400 feet. The Horse Hills, located to the southwest of Mt. A, is a large hilly complex just under 400 feet in elevation. East of the Maine Turnpike there are a few hilltops above 200 feet in elevation, the highest of which is Gulf Hill (elevation about 240 feet) located west of U.S. Route 1 near Dixon's Campground. A significant portion of the area west of the Turnpike and north of the York River is above 200 feet in elevation (Fig. 1).

Slope is a measure of elevation change over distance. York has extensive areas of steep slopes associated with the hills to the west and north of town, and along certain stretches of river, stream, and ocean shoreline. In general, the slopes are most gentle along the coast in York Beach and up through the tidal headwaters of the York River. North of the York River and west of U.S. Route 1, slopes tend to be steeper.

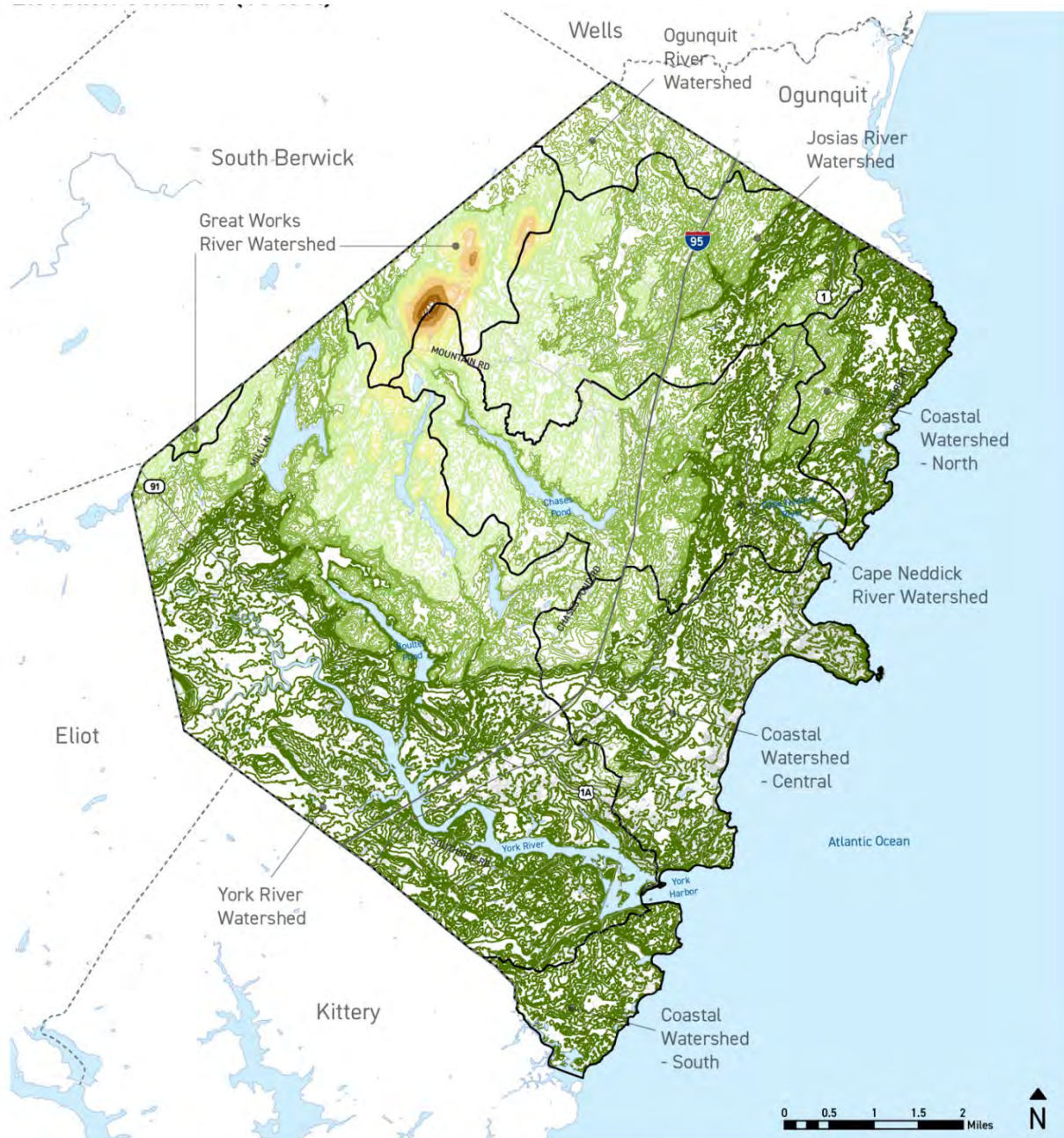
In general terms, the suitability of land for development declines with steeper slopes. Development on slopes greater than 15% require more fill and grading as well as more sophisticated sediment and erosion control planning to minimize erosion and protect water quality.¹



View from Mt Agamenticus to the Atlantic Ocean

¹ Town of York, *York Comprehensive Plan Inventory and Analysis Natural Resources Chapter*, adopted 2006 as amended through 2013.

Figure 1. Elevation Contours Map



Data Sources: Maine Office of GIS, 2004 Comprehensive Plan, Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset. Map created by CivicMoxie.

- | | |
|--------------------------|----------------------------|
| 0 - 100 Feet Elevation | 400 - 500 Feet Elevation |
| 100 - 200 Feet Elevation | 500 - 600 Feet Elevation |
| 200 - 300 Feet Elevation | 600 - 692 Feet Elevation |
| 300 - 400 Feet Elevation | Major Watershed Boundaries |

Bedrock + Surficial Geology

The entire state of Maine is underlain with hard ledge (bedrock) composed of igneous (granite, etc.) and metamorphic (gneiss, etc.) rock (Fig. 2). Almost everywhere, this bedrock is fractured due to the many geological processes the rocks have endured since they formed between 360 and 650 million years ago. The fractures in the rock provide the open space (porosity) through which groundwater flows.

Surficial geologic deposits overlie the bedrock (Fig. 3). The vast majority of York is either glacial till or glacial marine clay, and both of these are generally poor base for land development. Surficial geologic deposits are closely related to soils in importance for septic treatment. Areas underlain by poorly drained materials, especially glacial marine or swamp deposits, do not permit septic wastewater to move quickly enough away from leach fields, and in general these areas are prone to septic failures and related problems.² Table 1, Characteristics of Surficial Deposits, gives a brief description of the most common types of deposits and a general description of the usefulness of these materials for planning purposes.

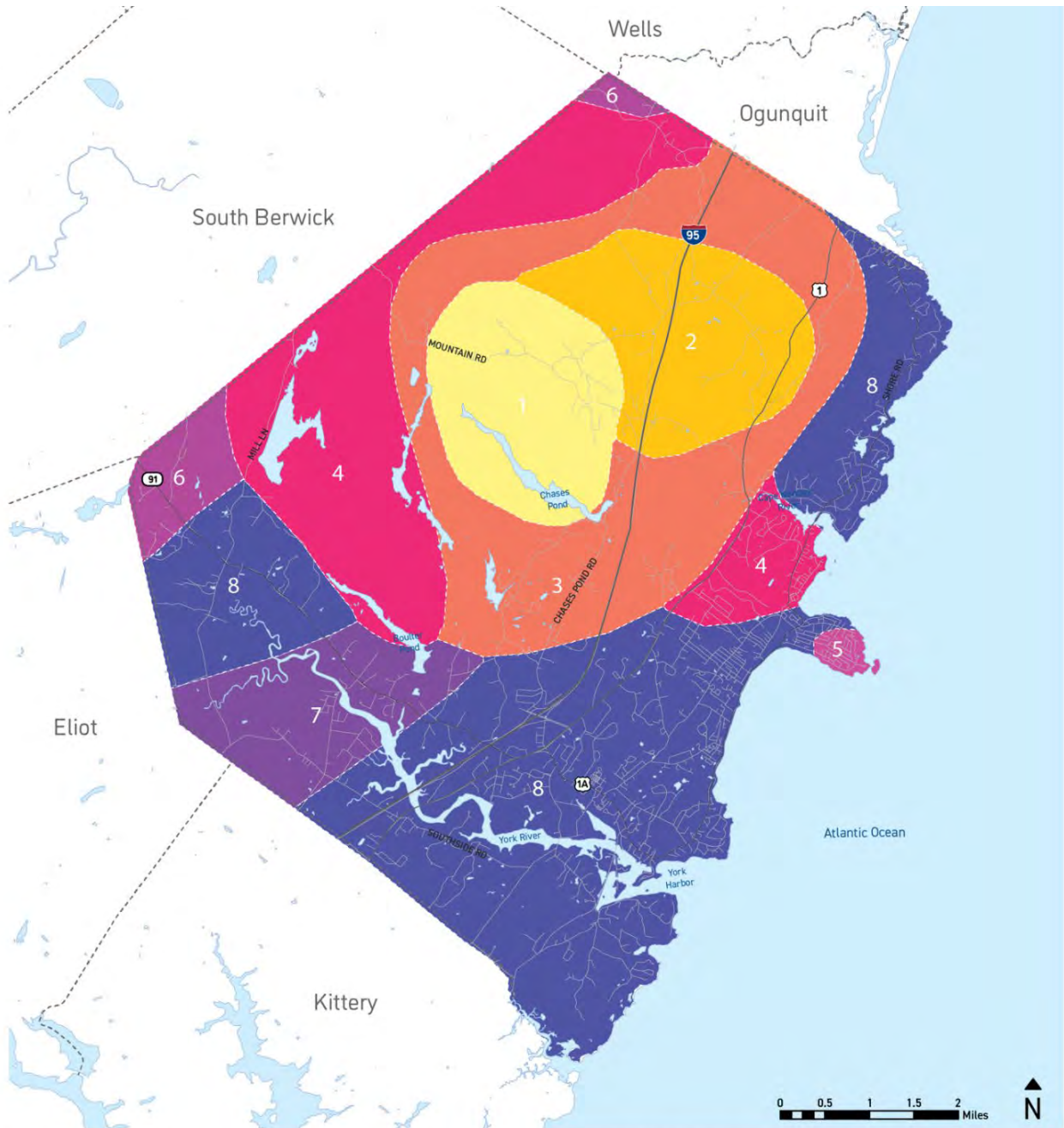


York Harbor Beach

² Town of York, York Comprehensive Plan Inventory and Analysis Natural Resources Chapter, adopted 2006 as amended through 2013.



Figure 2. Bedrock Geology in York



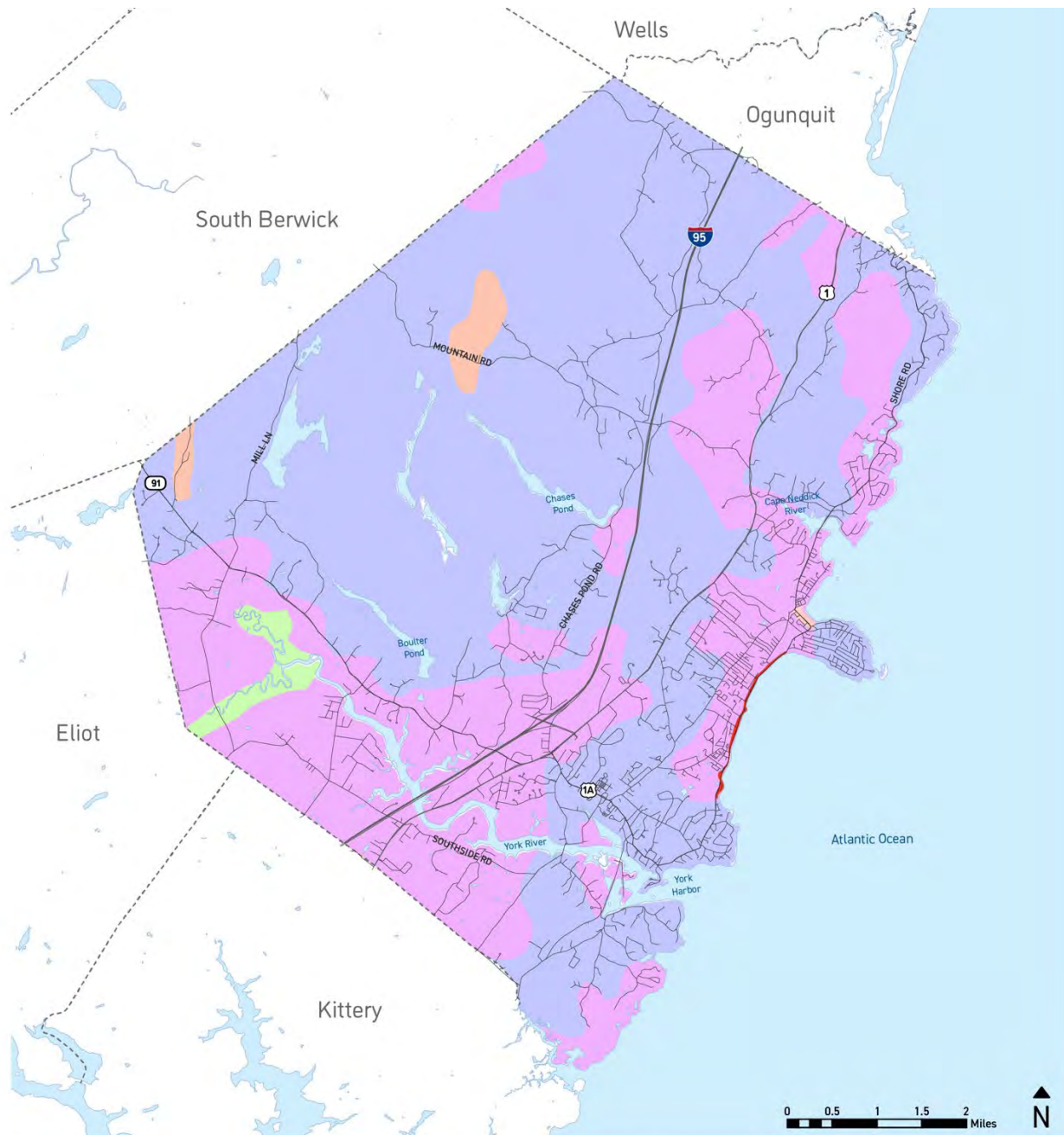
Data Sources: 2004 Comprehensive Plan, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset.
Map created by CivicMoxie.

Youngest

- | | |
|--|---|
| <p>↓</p> <p>1. Agamenticus Complex - Pink Granite</p> <p>2. Agamenticus Complex - Syenite</p> <p>3. Agamenticus Complex - Quartz Syenite</p> <p>4. Agamenticus Complex - Granite</p> | <p>5. Cape Neddick Complex - Habbro</p> <p>6. Webhannet Pluton</p> <p>7. Elliot Formation - Metasilstone</p> <p>8. Kittery Formation - Siltstone / Mudstone</p> |
|--|---|

Oldest

Figure 3. Surficial Geology in York



Data Sources: 2004 Comprehensive Plan, Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset.
Map created by CivicMoxie.

- Dune Deposit
- Swamp/Marsh/Bog Deposit
- Glacial Marine Deposit
- Till
- Ice Contact Deposit



Table 1. Characteristics of Surficial Deposits

| Type & Origin of Deposit | Characteristics | Relation to Groundwater | Relation to Development | Distribution |
|-------------------------------|---|---|---|--|
| Glacial Till | Low permeable mixture of small-sized (silt & clay) to large-sized (gravel) material | Contains water, but low permeability makes recovery difficult and inadequate for municipal needs | Low permeability could slow vertical flow | Extensive, especially in upland areas |
| Glacial Marine | Very low permeability dark silts and clays with inter-bedded layers of sand | These materials typically prevent the vertical flow of water and often underlie marshes and wetlands | Unsuitable for most uses, but historical resource for local brick-makers | Extensive, esp. along York River, Cape Neddick River, the coastal area. |
| Ice-Contact | Usually permeable mixture of sand, gravel, cobble & boulder-sized sediment | Best source of groundwater in southern Maine, excess iron content can be an issue, high permeability means easy contamination from land use | High permeability allows rapid vertical flow of water, but fast flow could affect nearby ponds if any | Along Witchtrot Road in western York, and north of Chases Pond Reservoir |
| Swamp Deposit | Organic material with some silt, sand & gravel, up to 2' thick | Groundwater discharge areas, often the site of springs | Unsuitable for most uses | Upper reaches of York River |
| Coastal Dune & Beach Deposits | Fine to medium sand, some coarse sand & gravel, up to 25 feet thick | Moderate permeability, water table close to surface & prone to contamination from land use | Vulnerable to wave erosion, these deposits require protection from harmful uses that may speed up erosion processes | Long Sands Beach and Short Sands Beach |

Source: York Comprehensive Plan Inventory and Analysis Natural Resources Chapter, adopted 2006 as amended through 2013.

Soils

There are many different types of soils in York and each has a unique combination of characteristics, many of which are important to planning and development (Table 2). For example, some soils tend to heave excessively, not all soils are suitable for subsurface wastewater disposal systems, and contaminants travel better through some soils and pose threats to groundwater. Highly erodible soils, often occurring on steeper slopes, can have negative impacts on water quality and habitats through pollution and sedimentation (Figs. 4 - 6). Generally, soils in York tend to be shallow, and either poorly drained or excessively drained.³

³ Town of York, York Comprehensive Plan Inventory and Analysis Natural Resources Chapter, adopted 2006 as amended through 2013.

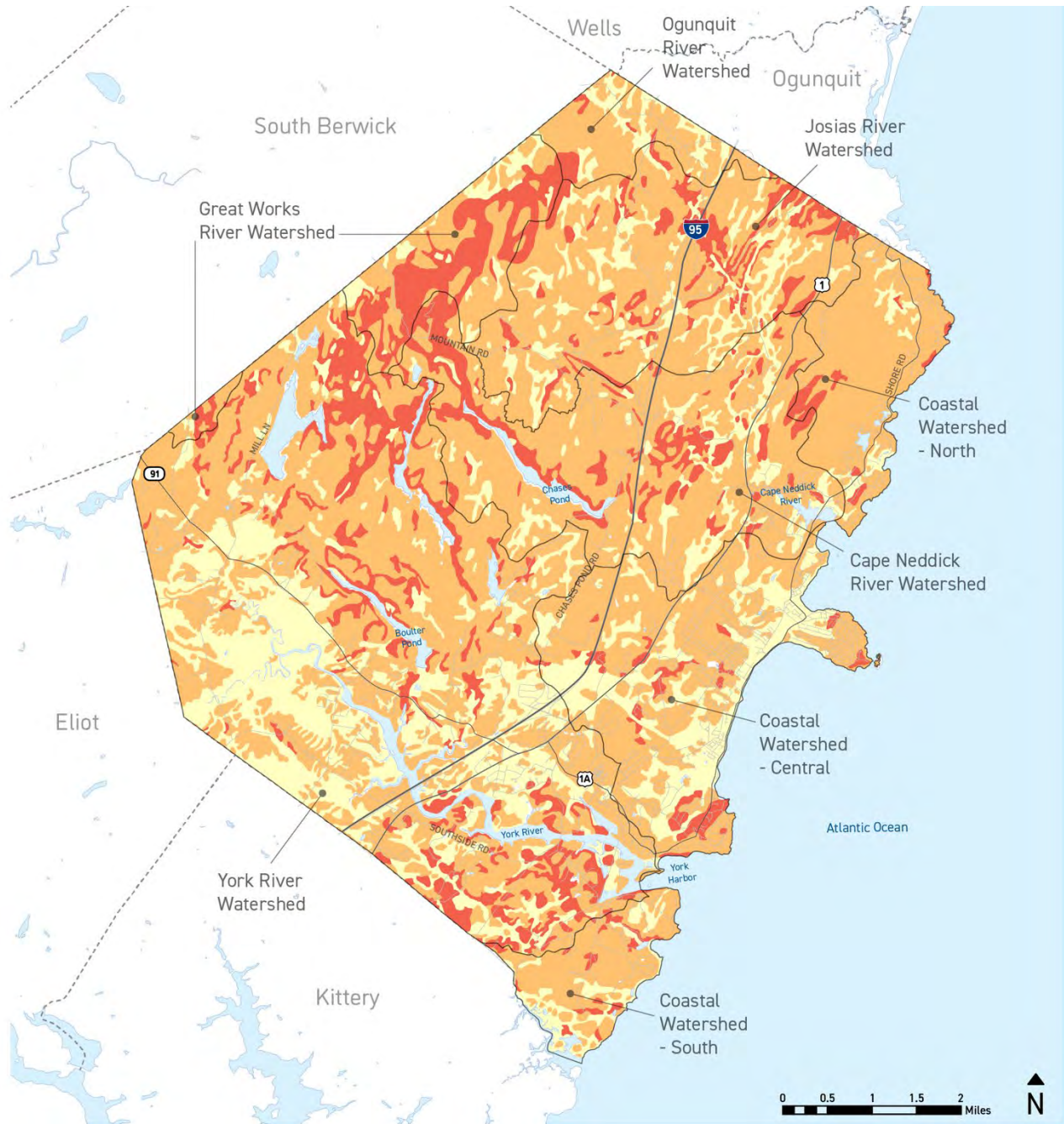


Table 2. Soil Types in York

| | |
|----------------------------|---|
| Lyman-Rock Outcrop-Sebago | This is the most prevalent soil association in the Town of York. The association covers all of coastal York and much of the area inland, north of Route 91 to the South Berwick border. The Lyman soils and Rock outcrops are on the ridges and hills and the Sebago soils are in depressions. The Lyman soils are shallow, gently sloping to very steep and somewhat excessively drained soils formed in shallow glacial till. The Sebago soils are deep, level, and very poorly drained soils formed in organic material. Rock outcrop consists of areas of bedrock exposure. The main limitations of the association for non-farm uses are the bedrock exposures on the surface, the shallow soil depth of the Lyman soils, and the high water table and low strength of the Sebago Soils. |
| Scantic-Raynham-Buxton | A swath of this soil association surrounds the upper York River Valley. The Scantic and Raynham soils are poorly drained and nearly level and have a seasonal high water table. The Buxton soils are moderately well drained to somewhat poorly drained and are gently sloping to moderately steep and hilly. The slope, high water table in the Scantic and Raynham soils and the slow permeability of the Scantic and Buxton soils are the main limitations for non-farm use. |
| Marlow-Brayton-Peru | There are three pockets of the Marlow-Brayton-Peru association along the west side of Interstate 95. One pocket is on the northern end of town at Clay Hill and two towards the southern boundary at Cider Hill and Beech Ridge. The Marlow soils are well drained, the Brayton soils are somewhat poorly drained to poorly drained, and the Peru Soils are moderately well drained. Slow permeability in the substratum and a seasonal perched water table are the main limitations for most uses of these soils. Slope can also be a limitation. |
| Hermon-Lyman | These soils cover the entire Cape Neddick Peninsula. This association is described as shallow and deep, gently sloping to very steep, well drained to somewhat excessively drained soils formed in friable glacial till. The main limitations for most non-farm uses are rapid permeability, and the shallow depth to bedrock in the Lyman soils. |
| Lyman-Rock Outcrop-Scantic | There are two patches of this association in York. At the Kittery border in the area of Dolly Gordon Brook and at the Ogunquit Border. The Lyman soils and Rock outcrops are on the ridges and hills and the Scantic soils are in marine plains. The Lyman soils are shallow gently sloping to very steep, and somewhat excessively well drained. The Scantic soils are deep, nearly level and poorly drained. The main limitations for all uses are the bedrock exposures, droughtiness, the shallow depth to bedrock in the Lyman soils and a high water table in the Scantic soils. |
| Sulfihemists-Udipsamments | These soils are found around the lower reach of Smelt Brook before it meets with the York River. Sulfihemists soils are very poorly drained and level and are flooded by tidal waters. The soils dominantly consist of organic material more than 51 inches deep. Udipsamments are excessively drained and moderately well drained soils and are undulating to rolling. Sulfihemists soils make for good wildlife habitat. |

Source: Town of York, York Comprehensive Plan Inventory and Analysis Natural Resources Chapter, adopted 2006 as amended through 2013.

Figure 4. Soils by Erodibility



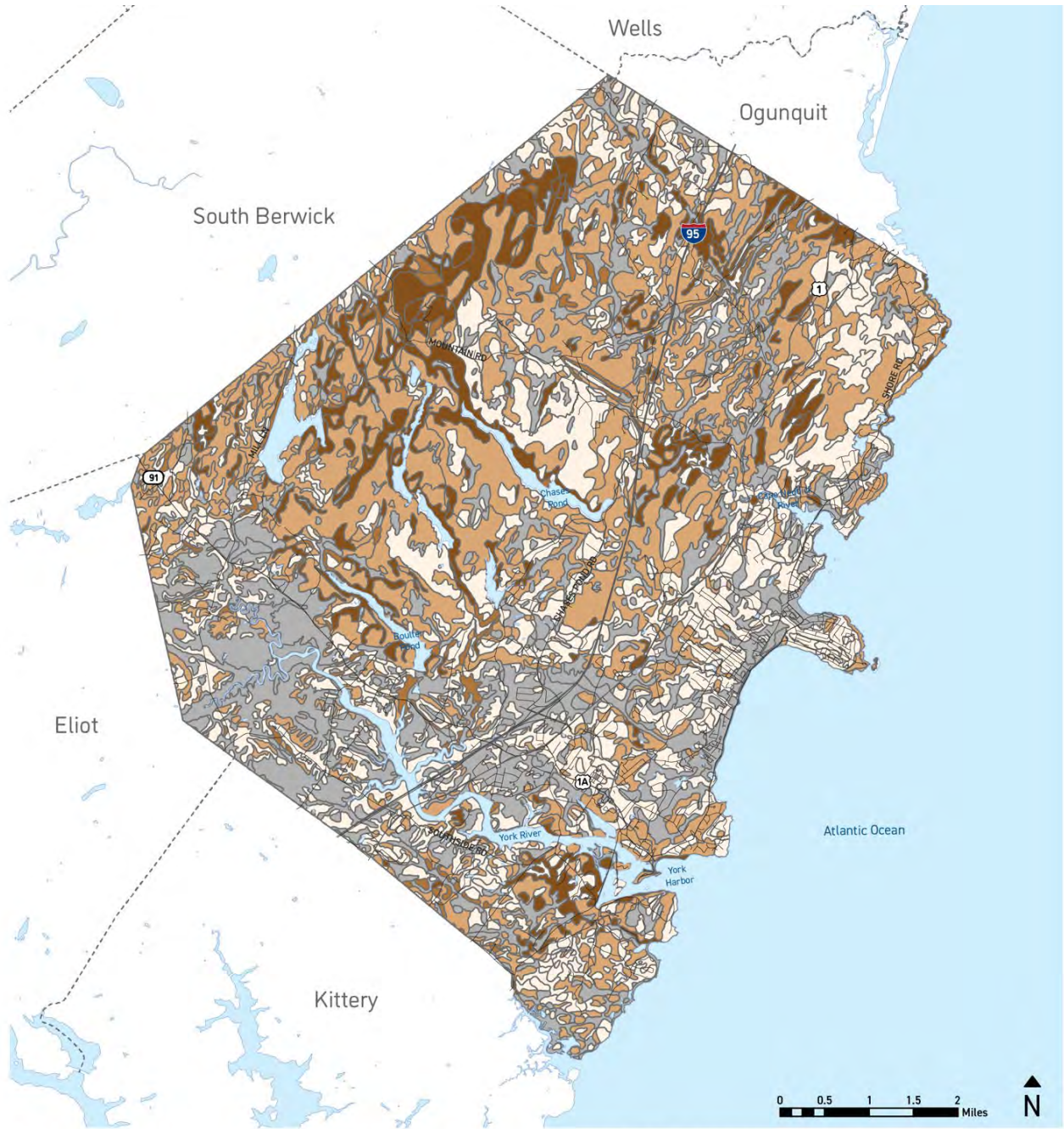
Data Sources: 2006 Comprehensive Plan Inventory and Analysis Natural Resources Chapter, Natural Resource Conservation Service, Town of York OpenData, 2015 Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.

Soils - Potential for Erosion

- Highly Erodible Land
- Potentially Highly Erodible Land
- Not Highly Erodible Land

Major Watersheds

Figure 5. Soils by Slope



Data Sources: 2004 Comprehensive Plan, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset.
 Map created by CivicMoxie.






- | | |
|---|--|
|  B - Low |  E - High |
|  C - Medium |  Unrated |
|  D - Medium High | |

Figure 6. Soils by Potential for Low-Density Development



Data Sources: 2006 York Comprehensive Plan, Natural Resources Conservation Service, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.

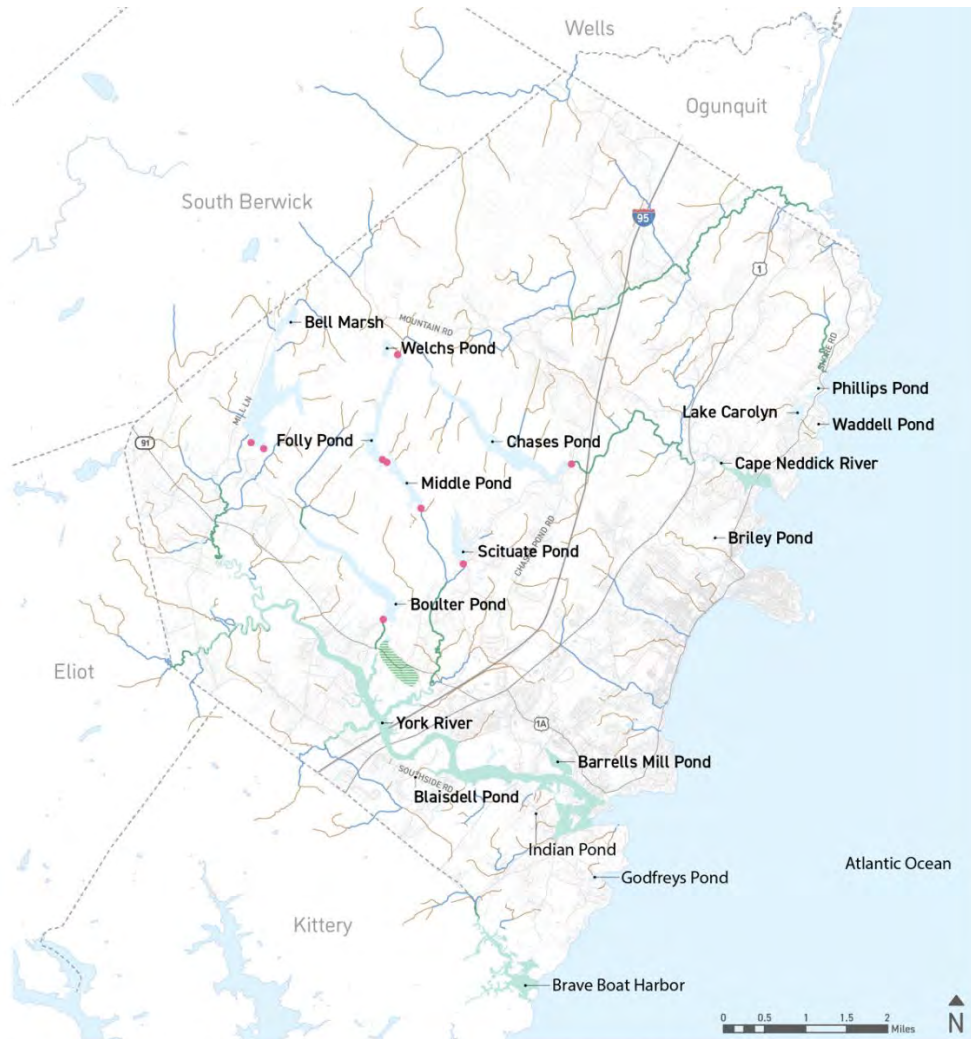
- High Potential for Low Density Development
- Medium Potential for Low Density Development
- Low Potential for Low Density Development
- Very Low Potential for Low Density Development
- Not Rated
- Major Watershed Boundaries

A note on the data: The Natural Resources Conservation Service evaluated soils including texture, permeability, slope, drainage, water table, flooding, and depth to bedrock and assigned a composite rating of very high potential to very low potential for low density development. Throughout the Town of York there are no soils that merit a "very high" rating, and very few which fall into the category of "high."

Water Resources

Water resources in York include major surface water bodies used for public water supply; lakes and ponds; the York River and the Cape Neddick River as well as the many rivers, brooks, creeks, and streams that feed into them; York’s beaches and coastal areas; and the many bedrock wells in York outside of public water service areas (Fig. 7).

Figure 7. Key Water Resources in York



Data Sources: Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset, 2019 Aquifers Maine Geolibary.
Map created by CivicMoxie.

- | | |
|-------------------|--------------|
| Lake/Pond | Stream Order |
| Estuary | 1 |
| Aquifer | 2 |
| Dams and Barriers | 3 |

Water resources in York serve many functions, including providing for drinking water, recreational opportunities such as boating and fishing, and offering scenic views. As a coastal



community, York's economy is also closely tied to its water resources. Beaches and other coastal resources are discussed in greater detail in Appendix A4: Marine Resources Current Conditions.

Watersheds

The land area from which water drains or flows to the same place is known as a watershed. York is located on the coast of the Atlantic Ocean, in the Gulf of Maine drainage basin. Since watershed boundaries follow naturally-existing physical boundaries of the topography such as ridges and high ground, York is divided into a series of relatively small watersheds that drain directly to the ocean in or near York (Fig. 8).

York River Watershed

The York River Watershed is 33 square miles in size, with 70% of the watershed located in York and encompassing 41% of the area of York. There are 109 miles of streams and rivers in the watershed. Notable for its historic structures and buildings, archaeological sites, scenic qualities, intact natural habitats, large forested areas, and ecological resilience,⁴ the York River is a critically important estuary system and is among the widest diversity of fish and bird habitats in Maine.⁵ York's primary harbor is located at the mouth of the river. Located within this watershed are Kittery Water District's four water supply reservoirs: Bell Marsh Reservoir, Boulter Pond, Folly Pond, and Middle Pond.

With a largely preserved natural landscape and tributaries that are not impaired by major industrial or wastewater discharges that often impact rivers of similar size in Maine and New England, the York River exhibits very good water quality. Many of the River's values depend on preserving this high water quality of the York River and its tributaries, including recreational use through swimming, kayaking, and other water activities, commercial and recreational fishing, and the rich wildlife, biodiversity, and riverine habitat that the watershed supports.⁶

A bill was introduced in the Senate December 1, 2020 to designate the York River as 'Wild and Scenic.' The Bill must be passed by Congress and signed by the President to achieve designation. Designation for the York River and tributary streams in the National Wild and Scenic Rivers System would provide an administrative structure and crucial funding needed to implement the [York River Watershed] Stewardship Plan, enable a watershed approach across the four-town area, leverage additional technical and financial resources, engage key partners and citizens in river stewardship, and bolster ongoing initiatives to protect important watershed resources.⁷

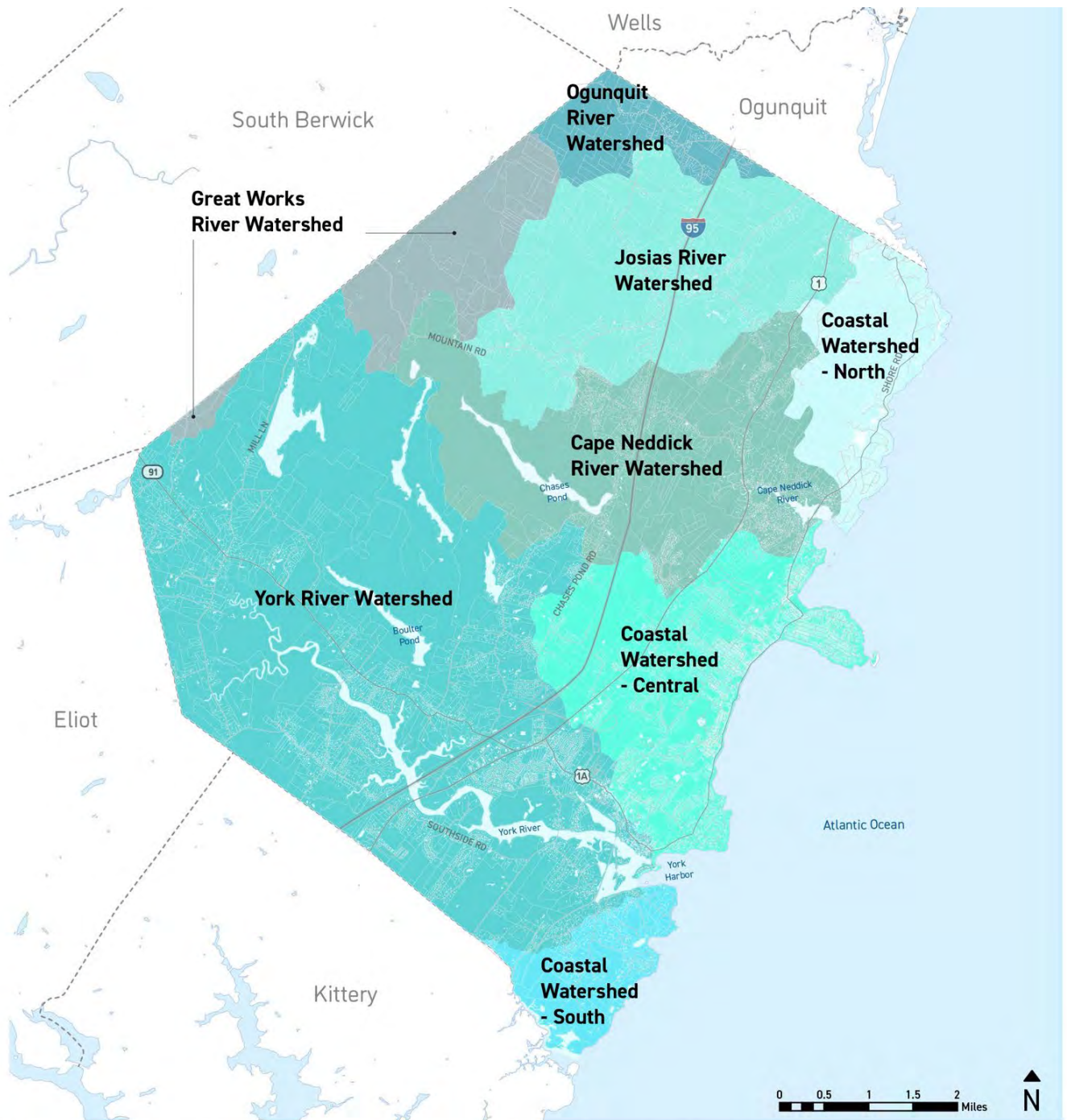
⁴ York River Study Committee, *York River Watershed Stewardship Plan*, 2018.

⁵ Town of York, *York Comprehensive Plan Inventory and Analysis Natural Resources Chapter*, adopted 2006 as amended through 2013.

⁶ York River Study Committee, *York River Watershed Stewardship Plan*, 2018.

⁷ Ibid.

Figure 8. Major Watersheds in York



Data Sources: 2004 Comprehensive Plan, Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset. Map created by CivicMoxie.

York River

The York River is approximately 12 miles long and has its headwaters in South Berwick and flows to the Gulf of Maine at York Harbor. It is tidal for almost nine of its 12 miles, with small unnavigable freshwater tributaries feeding into a relatively large tidal basin. Tidal fluctuations



can be more than 10 feet.⁸ Public boat launch sites are located at Scotland Bridge, Rice's Bridge, and Route 103, as well as Strawberry Island and the two Town Docks in York Harbor. Many private docks line the river from Scotland Bridge to the Harbor. The York River main stem was never dammed and has retained healthy smelt, herring, eel, lobster, and flounder populations, as well as seasonal striped bass and bluefish runs.⁹

York Harbor

York Harbor is located in the southerly section of York's coastline and is York's only harbor that is passable at all tides. The York River begins at the Route 103 bridge. Watercraft with high masts are restricted from upriver because of the bridge's low height. Protected from heavy sea conditions by "Rock's Nose" and "Stage Neck," the river hosts a large number of boat moorings in the Harbor. York Harbor supports commercial and recreational uses, with two busy town docks, a paddlecraft launch at Strawberry Island, a private marina and other docks, and adjacent walking trails. There are sections of York Harbor that have been dredged.

Boulter Pond

Boulter Pond is owned and managed by the Kittery Water District (KWD), which provides drinking water to customers in Kittery and parts of Eliot and York. The pond is 91 acres in area with a perimeter of four miles. There is no known invasive aquatic plant infestation.¹⁰ Boulter Pond is a KWD supply source and has a safe yield of 1.6 million gallons per day (MGD). The Boulter Pond Dam and reservoir were constructed in 1951. As a public water source, Boulter Pond is included on the Maine DEP's list of "Lakes Most at Risk from New Development."¹¹

Folly Pond + Middle Pond

Folly Pond and Middle Pond are also owned and managed by the KWD. Folly Pond is 56 acres in area with a perimeter of 3.4 miles and Middle Pond is 37 acres in area with a perimeter of 2.1 miles. There is no known invasive aquatic plant infestation at either water body. Both ponds are KWD supply sources. Folly Pond Dam impounds Cider Hill Creek upstream of Middle Pond Dam. Together with Middle Pond, the two have a combined safe yield of 1.2 million MGD. In 2018, the York Water District (YWD) collaborated with KWD to install an emergency line between Folly Pond and Chases Pond. The project allowed the Kittery Water District to purchase water through the current and proposed YWD interconnections in the

⁸ York River Study Committee, York River Watershed Stewardship Plan, 2018.

⁹ Wells Reserve, York River, <https://www.wellsreserve.org/conservation/in-your-community/rivers-and-streams/york-river>

¹⁰ Information on water body size and invasive aquatic plant infestation in this section is sourced from the Lakes of Maine website <http://www.lakesofmaine.org/> as directed by the state comprehensive planning dataset.

¹¹Maine Department of Environmental Protection, 06-096 Chapter 502, Direct Watersheds of Lakes Most at Risk from New Development, and Urban Impaired Streams.



distribution system while supplying the lost water back to Chases Pond to replenish the water without compromising York's level of service to its own customers.¹²

Bell Marsh Reservoir

Bell Marsh Reservoir is owned and managed by the KWD and has a surface area of about 280 acres. It is a KWD supply source and has a safe yield of 2.5 MGD. Bell Marsh Reservoir and dam (impounding Smelt Brook) were constructed by the KWD in 1987.¹³ There is no known invasive aquatic plant infestation.

Scituate Pond

Scituate Pond is 42 acres in area with a perimeter of 2.3 miles. There is no known invasive aquatic plant infestation. Scituate Pond is included on the Maine DEP's list of "Lakes Most at Risk from New Development."¹⁴ Located amongst the York and Kittery Water District ponds, it is one of the few ponds in the area that remains open to anglers; principal fisheries include largemouth bass and chain pickerel.¹⁵

Indian Pond

Indian Pond is five acres in size with a perimeter of 0.6 miles. There is no known invasive aquatic plant infestation.

Blaisdell Pond

Blaisdell Pond is 0.3 acres in size with a perimeter of 0.1 miles. There is no known invasive aquatic plant infestation.

Barrell's Mill Pond

Originally the site of grist and sawmills that contributed to York's early prosperity, Barrell's Mill Pond is one of the largest and best preserved tide mill sites on the southern Maine coast. Today, a pedestrian causeway follows the course of the original mill pond dam, leading to York's Wiggly Bridge, a local landmark.¹⁶

Streams, Creeks, and Brooks

Streams connecting to the York River include Cutts Ridge Brook, Rogers Brook, Smelt Brook, Bass Cove Creek, Cider Hill Creek, Dolly Gordon Brook, Libby Brook. Rush Swamp Brook and Rush Swamp are wetlands and streams that connect to the Atlantic Ocean at Phillips Cove.

¹² Correspondence with York Water District.

¹³ Kittery Water District, Master Plan Update, 2020.

¹⁴ Maine Department of Environmental Protection, 06-096 Chapter 502, Direct Watersheds of Lakes Most at Risk from New Development, and Urban Impaired Streams.

¹⁵ Maine Department of Inland Fisheries and Wildlife Lake Survey, https://www.maine.gov/ifw/docs/lake-survey-maps/york/scituate_pond.pdf

¹⁶ Tide Mill Institute, "Barrell's Mill Pond, York, Maine", February 8, 2021. https://tidemillinstitute.org/Portal/docs/Barrells_Mill_Pond_Illustr.pdf



Cape Neddick River Watershed

The Cape Neddick River Watershed is nine square miles in size, with 100% of the watershed located in York and encompassing 16% of the area of the town. The downstream portion of the watershed, particularly east of U.S. Route 1, is densely developed and experiences heavy influx of population due to tourism in the summer. Located within this watershed are the YWD's water supply reservoirs, Chases Pond and Welch's Pond, as well as many small wetlands, ponds, and tributaries of the river.

A Cape Neddick River Watershed Based Management Plan was completed in 2014 with the intent to protect and improve water quality in the Cape Neddick River, primarily related to bacteria and erosion/sedimentation. Loss of riparian buffers and increasing development may be contributing to water quality challenges that are impacting recreational activities and shellfish harvesting in the lower and tidal portions of the river.¹⁷ More information on water quality is included later in this document.

Cape Neddick River

The Cape Neddick River is a significantly altered river because its headwaters are impounded at Chases Pond for public water supply. A harbor of limited capacity is located at the mouth of the river. The York Sewer District's Wastewater Treatment Plant outfall pipe is also located near the mouth of the Cape Neddick River. The estuary portion of the Cape Neddick River used to be listed by the Maine Department of Environmental Protection as a water body impaired by bacteria ("Category 4-A Estuarine and Marine Waters with Impaired Use"). An approved total maximum daily load (TMDL) of pollutants¹⁸ was completed in 2009 and approved by the Environmental Protection Agency (EPA).¹⁹ The Cape Neddick River was removed from this list in the time period between the State's 2012 and 2014 Integrated Water Quality Reports.²⁰ The Cape Neddick River Watershed Based Management Plan was completed in 2014 intended to protect and improve water quality in the river.²¹ The Cape Neddick River is listed as part of the Maine DEP's 2020 Nonpoint Source Priority Watersheds

¹⁷ Wells Reserve <https://www.wellsreserve.org/conservation/in-your-community/rivers-and-streams/cape-neddick>

¹⁸ A TMDL is the calculation of the maximum amount of a pollutant allowed to enter a waterbody so that the waterbody will meet and continue to meet water quality standards for that particular pollutant. A TMDL determines a pollutant reduction target and allocates load reductions necessary to the source(s) of the pollutant (www.EPA.gov).

¹⁹ FB Environmental, Cape Neddick River Watershed Based Management Plan, 2014.

²⁰ Maine DEP integrated Water Quality Monitoring and Assessment Reports, <https://www.maine.gov/dep/water/monitoring/305b/>

²¹ FB Environmental, Cape Neddick River Watershed Based Management Plan, 2014.



Lists on its “Impaired Marine Waters Priority List” due to its status as a Maine Municipal Separate Storm Sewer Program (MS4) priority watershed.²²

Cape Neddick Harbor

Cape Neddick Harbor is situated in the northern section of York and is considered to be one-half accessible as it is not passable below half tide. This Harbor is exposed from the south and is particularly affected by winds from the east and the south. In the winter, however, it is generally ice-free. There are a small number of moorings in Cape Neddick Harbor, which are kept in the water on a year-round basis.²³

Chases Pond

Chases Pond is 171 acres in size with a perimeter of 5.3 miles. There is no known invasive plant infestation. Chases Pond is the primary water supply used by YWD. When the pond is full it has a capacity of nearly 1 billion gallons, with a safe daily yield of 2.05 million gallons (MGD) of water.²⁴ The dam at Chases pond was constructed in 1906 and has been modified over the years. Since 2010, Chases Pond has experienced several minor occurrences of concentrations of algal blooms (identified as golden algae *Uroglena Americana* (UA)) which is a nuisance alga which does not produce cyanotoxins. In 2015, the District installed an air circulation system and applied to, and received approval from, the Maine DEP to add copper sulfate to Chases Pond as an algaecide. Since 2017 there have been no significant increases in the population of UA. However, there was a surface bloom of blue green algae (*Dolichospermum*) at Chases Pond for the first time in November of 2020. The blue-green algae numbers did not impact the water treatment plan processes and numbers dramatically reduced in December 2020.²⁵ The YWD reports that source water protection (such as through land ownership), the Watershed Protection Overlay District, and regular patrolling, are critical to maintaining water quality at Chases Pond. As a public water source, Chases Pond is included on the Maine DEP’s list of “Lakes Most at Risk from New Development.”²⁶

Welchs Pond

Welchs Pond is owned and managed by the YWD and contributes flow to Chases Pond, which is YWD’s primary water supply source. It is ten acres in size with a perimeter of 0.5 miles. There is no known invasive aquatic plant infestation.

²² MDEP NPS Priority Watersheds List – MARINE WATERS (December 2020)

https://www.maine.gov/dep/land/watershed/nps_priority_list/NPS%20Priority%20List%20-%20Marine20.pdf

²³ Town of York, York Comprehensive Plan Inventory and Analysis Natural Resources Chapter, adopted 2006 as amended through 2013.

²⁴ York Water District, *Public Water System Report for the Town of York Comprehensive Plan Update*, March 2022.

²⁵ York Water District Correspondence. August 17, 2021.

²⁶ Maine Department of Environmental Protection, 06-096 Chapter 502, Direct Watersheds of Lakes Most at Risk from New Development, and Urban Impaired Streams.



Josias River Watershed

The Josias River Watershed is eight square miles in size, with approximately 95% of the watershed located in York and encompassing 14% of the area of York. Josias River is a third order stream in York that discharges into Perkins Cove in Ogunquit.

Ogunquit River Watershed

The Ogunquit River Watershed is 24 square miles in size, with approximately 4% of the watershed located in York and encompassing 2% of the area of York. The Ogunquit River originates in South Berwick and travels east and southeast through York and Ogunquit. Elevated fecal bacteria found throughout the watershed, likely caused by stormwater runoff and malfunctioning sewer systems, has caused the watershed to be listed as impaired.²⁷

Great Works River Watershed

The Great Works River Watershed is 42 square miles in size, with approximately 7% of the watershed located in York and encompassing 5% of the area of York. This watershed is the only area of York that drains into the Salmon Falls/Piscataqua River basin. In York, the watershed is relatively undeveloped, has sensitive resources, and much of the land is conserved. The Great Works River runs 24.5 miles and changes 520 feet in elevation from the headwaters in Sanford to its confluence with the Salmon Falls River in South Berwick.²⁸

Coastal Streams Watersheds

The Coastal Streams Watersheds make up the majority of the area along the Atlantic Coast in York. There are three distinct areas: Southern (south of the York River); Central (between the York and Cape Neddick rivers), and Northern (north of the Cape Neddick River). Combined, they have a total area of 13 square miles and encompass 21% of the area of York. Major features include Godfreys Cove, portions of Brave Boat Harbor and York Harbor, Harbor Beach, Long Sands Beach, Short Sands Beach, the Nubble, Phillips Cove, and portions of the mouth of the Cape Neddick River.

Brave Boat Harbor

Brave Boat Harbor is located along the Kittery/York Town line. There are no public moorings situated in Brave Boat Harbor, since it is generally inaccessible to the public for mooring purposes. The harbor is bounded by the Rachel Carson National Wildlife Refuge and privately owned land.

²⁷ Wells Reserve, Ogunquit River, <https://www.wellsreserve.org/conservation/in-your-community/rivers-and-streams/ogunquit-river>

²⁸ Wells Reserve, Great Works River, <https://www.wellsreserve.org/conservation/in-your-community/rivers-and-streams/great-works>



Godfreys Pond + Cove

The Pond and Cove are five acres in size with a perimeter of 0.4 miles. There is no known invasive aquatic plant infestation. The Godfreys Cove area includes brackish tidal marsh, which is designated by the Maine Natural Areas Program (MNAP) as a rare or exemplary community in York on the Beginning with Habitat (BwH) map of High Value Plant and Animal Habitats.²⁹

Phillips Pond + Cove

Phillips Cove is the only designated Coastal Barrier Resource System in York. Areas designated as coastal barrier resource systems include coastal barriers and adjacent wetlands, marshes, estuaries, inlets, and nearshore waters; the goal is to protect these resources by limiting expenditure of state or federal funds in these areas for incompatible purposes.³⁰ The system is located along Shore Road, beginning just north of Wadleighs Head to the south and ending just north of Phillips Pond.³¹ Phillips Pond is seven acres in area with a perimeter of 0.7 miles. There is no known invasive aquatic plant infestation.

Lake Carolyn

Lake Carolyn is located off Shore Road and is 14 acres in size with a perimeter of 0.8 miles. There is no known invasive aquatic plant infestation. The Town owns the lake and most of the shore frontage. The Town owns three properties in very close proximity to the lake and the York Land Trust owns two others; there could be an opportunity for unified planning and management of these properties.³²

²⁹ Beginning with Habitat data. Beginning with Habitat (BwH) is a state program with the Maine Department of Inland Fisheries and Wildlife that helps Maine municipalities, landowners, and land trusts build habitat conservation into their long-term plans. The program was created in 2000 to collect, connect, and consolidate the wealth of habitat information being produced by separate entities.

³⁰ Town of York, York Comprehensive Plan Inventory and Analysis Natural Resources Chapter, adopted 2006 as amended through 2013.

³¹ U.S. Fish and Wildlife Service, Phillips Cove Unit ME-23, <https://www.fws.gov/cbra/maps/effective/23-018A.pdf>

³² Town of York, Maine Property & Facility Inventory – Lake Carolyn <https://www.yorkmaine.org/DocumentCenter/View/4823/Lake-Carolyn---2021-07-15?bidId=>



Waddell Pond

The Pond is one acre in size with a perimeter of 0.2 miles. There is no known invasive aquatic plant infestation.

Briley Pond

This water body is two acres in area with a perimeter of 0.2 miles. There is no known invasive aquatic plant infestation.

Little River

Little River is a 2.9-mile-long river that flows directly to the Atlantic Ocean near the south end of Long Sands Beach. Little River is listed as part of the Maine DEP's 2020 Nonpoint Source Priority Watersheds Lists on its "Threatened Streams Priority List" due to "highway access-related development threat."³³

Moulton Brook

Moulton Brook is listed as part of the Maine DEP's 2020 Nonpoint Source Priority Watersheds Lists on its "Threatened Streams Priority List" due to "highway access-related development threat."³⁴

Beaches

York is home to four major swimming beaches: Cape Neddick Beach, Short Sands Beach, Long Sands Beach, York Harbor Beach. The Town of York Parks and Recreation Department monitors the beach waters in accordance with the Maine Healthy Beaches Program to assess if the water is "swimmable" and beach advisories are posted if results exceed a contamination threshold. Precautionary rainfall advisories are posted online and at the beaches based on beach-specific rainfall thresholds.³⁵ Long Sands Beach is a particularly busy tourist attraction from mid-June to Labor Day and gets as many as 3,000 – 5,000 visitors daily.³⁶

³³ MDEP NPS Priority Watersheds List – STREAMS (December 2020)

https://www.maine.gov/dep/land/watershed/nps_priority_list/NPS%20Priority%20List%20-%20Streams20.pdf

³⁴ Ibid.

³⁵ UNH, *Site-specific Precautionary Rainfall Advisory Framework for York, Maine Beaches*, April 2015 and coordination with Town of York Parks & Recreation Department.

³⁶ Town of York Parks & Recreation website, <https://www.yorkparksandrec.org/attractions/beaches/>

Public Water Supply

All of York’s public water supply comes from surface water sources. Public water in York is supplied by three public water utilities: (1) York Water District, (2) Kennebunk-Kennebunkport-Wells Water District (KKWWD), and (3) Kittery Water District. YWD and KWD lands are shown in Fig 9. The KKWWD supplies a small part of northern York and does not own land in the town. The YWD is the predominate and largest water utility in town serving York Village, York Beach, York Harbor, Cape Neddick, and the U.S. Route 1 corridor. More information on the York Water District can be found in Appendix A9: Town, Public Facilities & Services Current Conditions and in Appendix F: York Water District Public Water System Report for the Town of York Comprehensive Plan Update.

Chases Pond has been the YWD’s primary source of supply since 1896. The YWD has protected more than 1,840 acres of land in the watershed to maintain this valuable resource. The YWD now owns 90% of the Chases Pond Watershed and controls the entire shoreline of Chases Pond.³⁷ Along with land surrounding the KWD supplies, also located in the Town of York, over 5,000 acres of land is protected within town by these two utilities.³⁸

The YWD identifies accidents, spills, wildfires, and recreation as the most likely threats to Chases Pond. The Town and YWD work to protect surface water supplies in many ways, including signage and rules for limited recreational use, regular patrolling and public education, GIS mapping, a Watershed Protection Overlay District, and watershed septic requirements. More detailed information on these efforts is included later in this document.



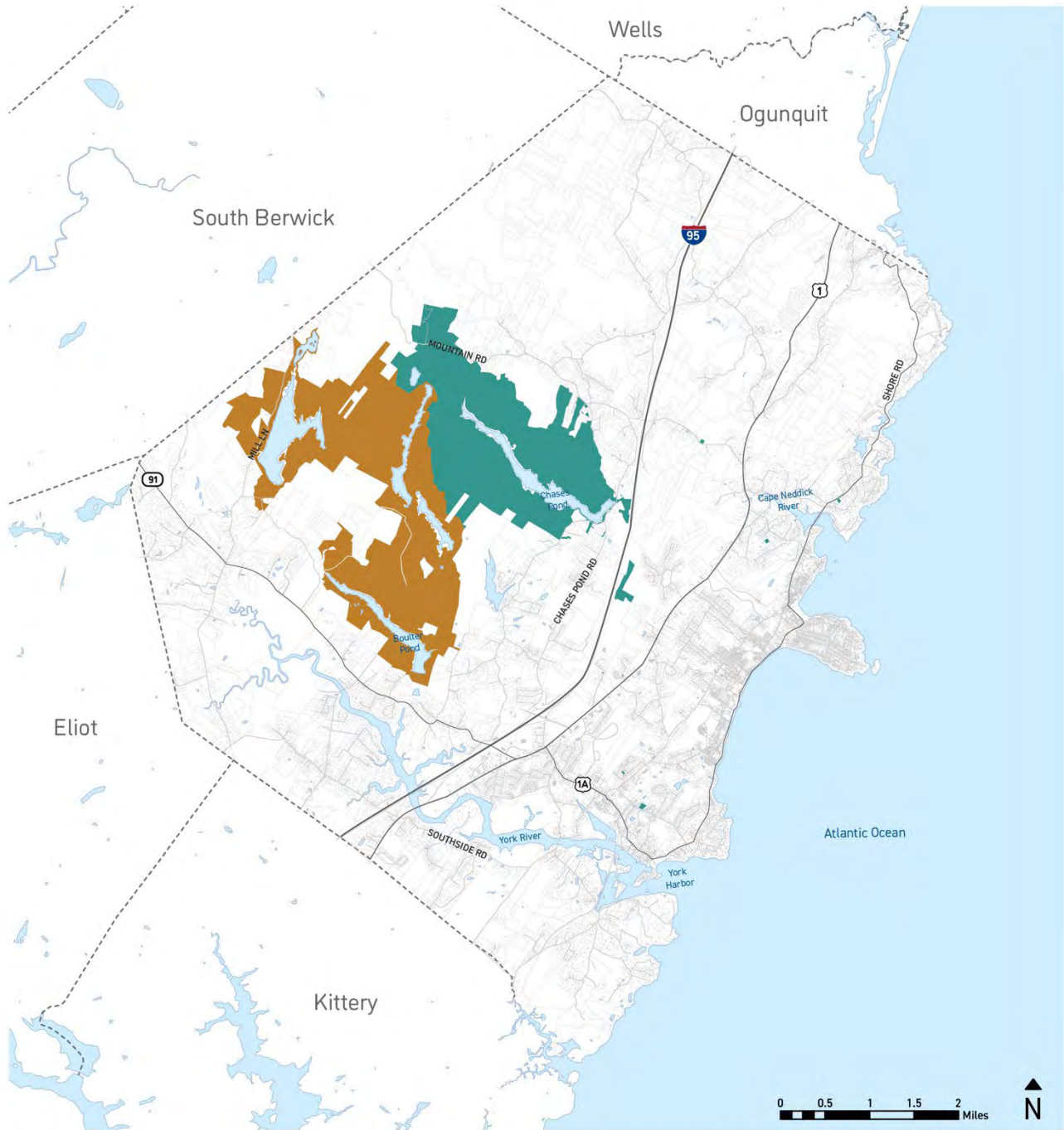
Chases Pond Signage

³⁷ York Water District correspondence August 17, 2021.



³⁸ Kittery Water District Master Plan Update, 2020.



Figure 9. Map of York and Kittery Water District Lands



Data Sources: 2020 Town of York Assessor Database, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.

-  Kittery Water District (KWD)
-  York Water District (YWD)



Groundwater Resources

York does not depend on groundwater for municipal water district supplies, but many home owners get their water from individual fractured bedrock wells. Maine has one of the highest rates of well use in the country, and the Maine Geological Survey has a record of approximately 1,000 private wells in use in York.³⁹

Sand and Gravel Aquifers

York has only one small “significant aquifer” zone in the area of Cider Hill. The Cider Hill sand and gravel aquifer has been designated by the Maine Geological Survey as a surficial deposit with moderate to good potential groundwater yields greater than 10 gallons per minute to a properly constructed well.⁴⁰

Bedrock Aquifers

Much of York’s groundwater resources consist of fractured bedrock aquifers. Fractured bedrock in Maine is recharged locally and the use of groundwater from drilled wells affects the water table only locally.⁴¹ Groundwater quality in Maine, inclusive of York, is generally quite good.⁴² There are natural threats such as radon and arsenic, but these can be managed with water treatment such as aeration. Pollution from nonpoint sources is a concern, and common threats include nitrogen from wastewater and fertilizer, volatile organics from petroleum products, and salt. There is no documentation that these pollutants are present at any significant level in York’s groundwater.^{43 44 45} Particularly in coastal areas, sea level rise increases the risk of saltwater intrusion into the groundwater that supplies drinking water to wells in York. The Town of York has a well-drilling ordinance that prohibits installation in certain districts where public water is available and lot sizes are significantly constrained.

³⁹ Maine Geological Survey, Significant Sand and Gravel Aquifer Maps
<https://www.maine.gov/dacf/mgs/pubs/digital/well.htm>

⁴⁰ Ibid.

⁴¹ York Comprehensive Plan Inventory and Analysis Natural Resources Chapter, adopted 2006 as amended through 2013.

⁴² Maine State Planning Office, Maine Department of Env. Protection, Oxford County Soil and Water Conservation District, Androscoggin Valley Council of Governments. “Technical Assistance Bulletins: Groundwater” (<https://www.maine.gov/dacf/municipalplanning/docs/groundwatertabulletin.pdf>)

⁴³ Hewitt, Richard. “Maine groundwater threats examined,” Bangor Daily News, January 30, 2011.

⁴⁴ Maine Geological Survey. “Water Resources in Maine”
(<https://www.maine.gov/dacf/mgs/explore/water/facts/water.htm>)

⁴⁵ Maine State Planning Office, Maine Department of Env. Protection, Oxford County Soil and Water Conservation District, Androscoggin Valley Council of Governments. “Technical Assistance Bulletins: Groundwater” (<https://www.maine.gov/dacf/municipalplanning/docs/groundwatertabulletin.pdf>)



There are no current state or local requirements for well inspections and well owners are responsible for maintaining their water quality.⁴⁶

Wetlands, Vernal Pools, and Hydric Soils

Wetlands in York serve as valuable ecosystem habitats and can help to absorb water and mitigate flooding impacts (Fig. 10). Fifty-seven percent of York’s wetlands have been found by the state to have “Values at a Significant Level” for flood flow function.⁴⁷ Vernal pools are wetlands with a seasonal cycle of flooding and drying. While fish are top predators in wetlands, they can’t survive in pools that dry out. As a result, vernal pools provide key breeding habitat for amphibians that are especially vulnerable to fish predation.

Hydric soils are those that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic (lack of oxygen) conditions in the upper layers.⁴⁸ Hydric soils are usually sufficiently wet to support the growth and regeneration of wetland vegetation. These soils are one of the indicators of wetlands, along with vegetation and hydrology (Fig. 11).⁴⁹

Sand Dunes

Dunes are inland areas of sand and gravel deposits associated with a coastal beach. Frontal dunes are closer to the ocean, and back dunes are tucked behind the frontal 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.⁵⁰

For over a century, the dunes in York have been heavily developed in some 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.

⁴⁶ MCC-STs. “Scientific Assessment of Climate Change and Its Effects in Maine.”

https://www.maine.gov/future/sites/maine.gov.future/files/inline-files/GOPIF_STS_REPORT_092320.pdf

⁴⁷ State of Maine, Maine Wetlands Characterization, 2021.

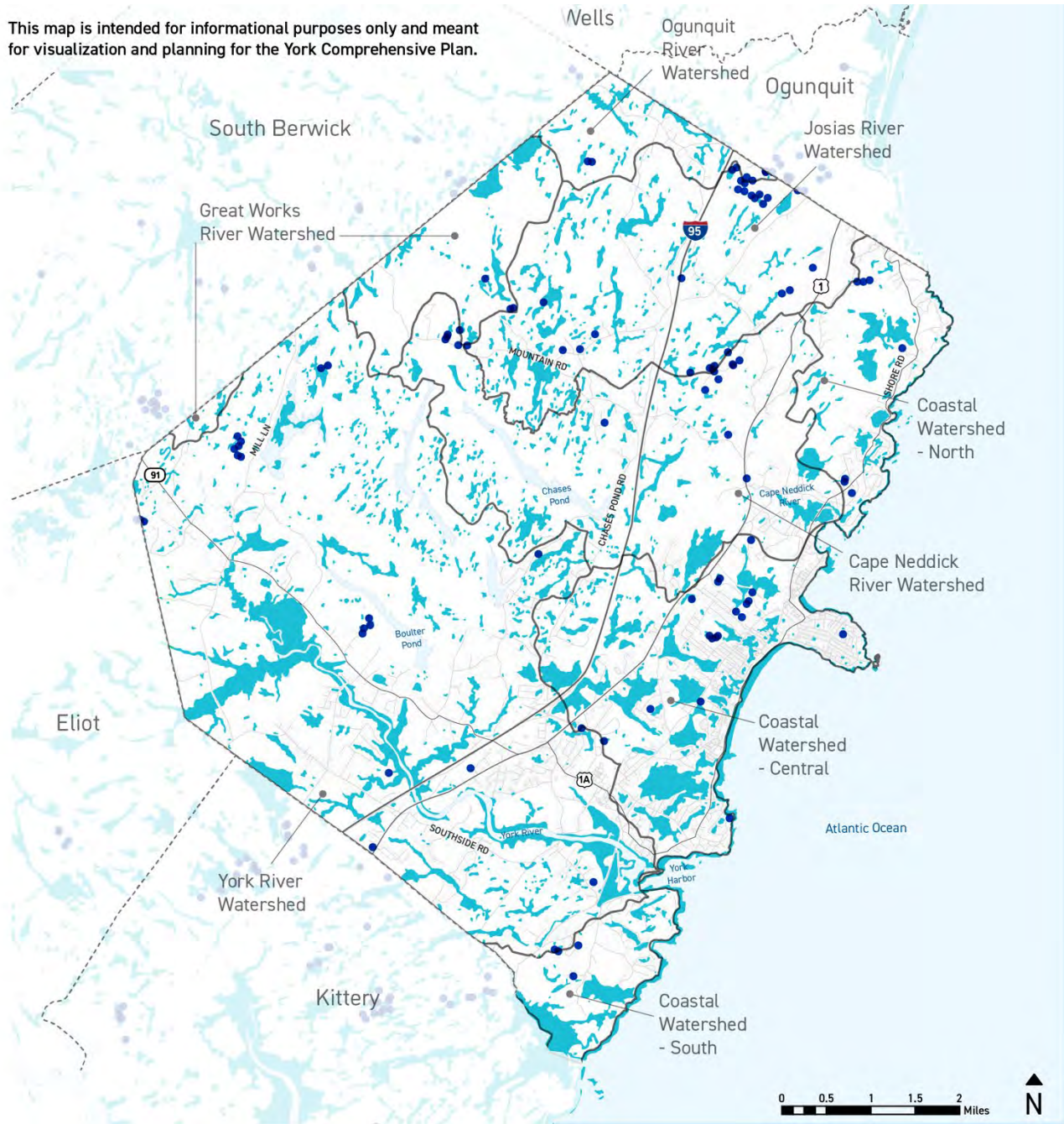
⁴⁸ Encyclopedia of Soils in the Environment, 2005.

⁴⁹ York Comprehensive Plan Inventory and Analysis Natural Resources Chapter, adopted 2006 as amended through 2013.

⁵⁰ Ibid.

Figure 10. Wetlands and Vernal Pools

This map is intended for informational purposes only and meant for visualization and planning for the York Comprehensive Plan.

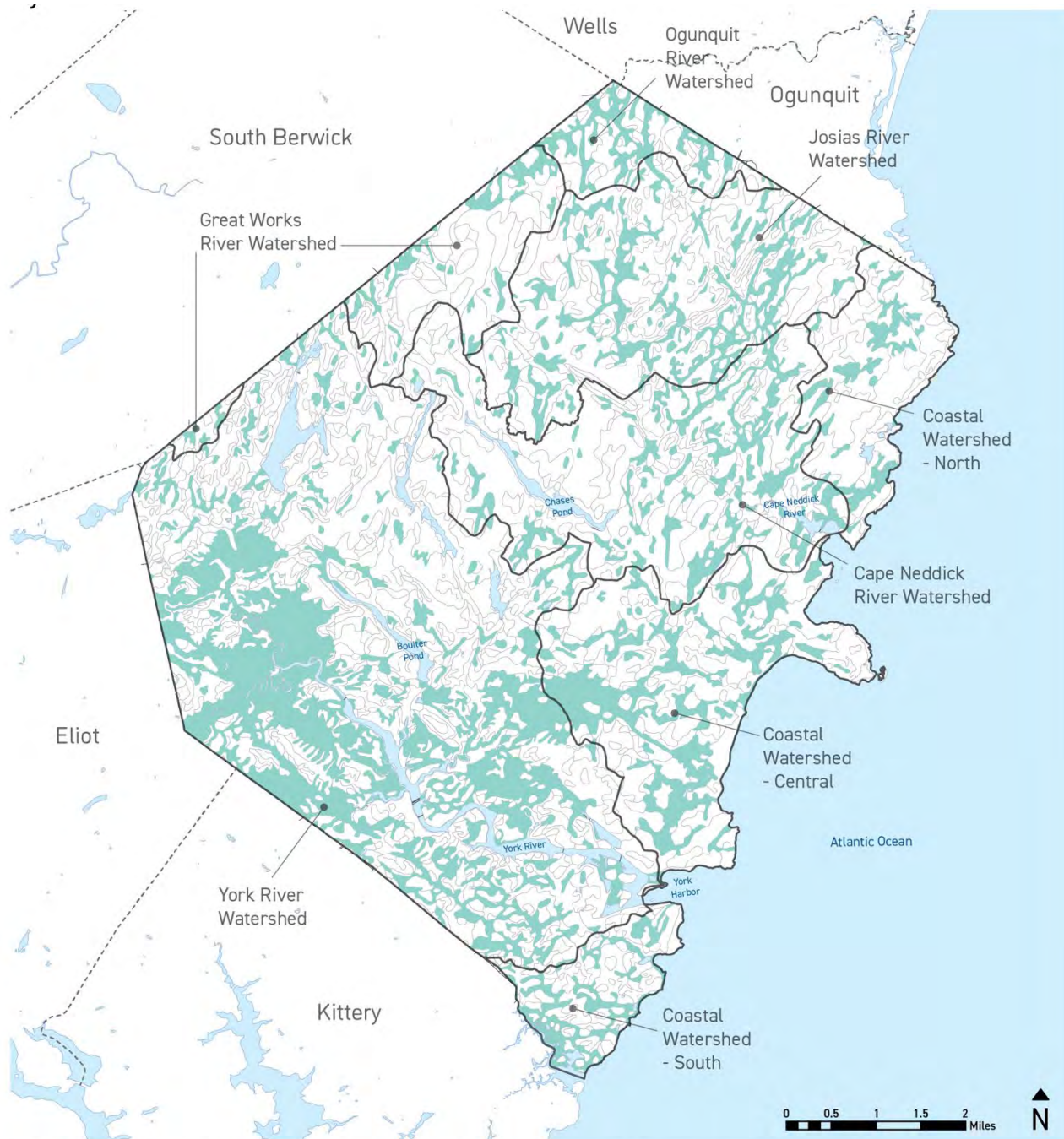


Data Sources: 2021 National Wetlands Inventory and State of Maine Characterized Wetlands, Town of York OpenData, 2021 Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.

- Wetlands
- Vernal Pools
- Major Watershed Boundaries

Note: The vernal pools dataset includes the center points of all vernal pools submitted for status review as of 2021: significant and non-significant vernal pools (regulatory and non-regulatory respectively). These vernal pools were mapped and surveyed in the field by wetland consultants, Maine Department of Environmental Protection staff, and Maine Department of Inland Fisheries and Wildlife biologists.

Figure 11. Hydric Soils



Data Sources: 2004 Comprehensive Plan, Natural Resources Conservation Service, Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset. Map created by CivicMoxie.

- Hydric Soils
- Not Hydric Soils
- Major Watershed Boundaries



Water Quality

Water quality contamination poses a threat to the health of York's species and habitats, the health of its residents, its fishing and other water-dependent industries, its recreational activities, and its appeal as a tourist destination. Direct discharges from point sources of pollution (pollution which comes from a single identifiable source) have been greatly reduced over the past few decades as a result of the Clean Water Act and other federal statutes. The York Sewer District (YSD)'s Wastewater Treatment Plant outfall is located near the mouth of the Cape Neddick River and drains to the Atlantic Ocean. However, previous planning efforts and testing results have not implicated the YSD treatment plant outfall as a significant contributor to bacteria concentrations in the Cape Neddick River.⁵¹

Unlike point source pollution, non-point pollution comes from many diffuse sources; it is often caused by rainfall or snowmelt moving over and through the ground and picking up natural and human-made pollutants as it goes, finally depositing them into lakes, rivers, streams, wetlands, coastal waters, and ground waters.⁵² Run-off from non-point sources, such as impervious surfaces and residential lawns, poses particular concerns to York's water quality. Testing at the beaches continues to result in occasional closures due to high concentrations of fecal indicator bacteria, and the Cape Neddick River watershed continues to be listed as a "Non-point Source Priority Impaired Marine Watershed."⁵³ The entire Cape Neddick River watershed is reliant on septic systems, and poor soils exacerbate the threat of contamination in this area.⁵⁴

Ongoing efforts to learn more about specific sources of water pollution in York have identified the following primary challenges:

- Groundwater pollution from development on poor soils without public sewer collection and treatment;
- Non-point source water pollution from road maintenance and new development with inadequate erosion/sedimentation control, as well as polluted runoff from the use of herbicides, pesticides, and fertilizers;
- Reduction in surface water quality from increasing the impervious surface coverage in each watershed;
- Pet waste in many areas where pets are permitted near water sources; and

⁵¹ Frick et al., *Cape Neddick River Watershed-Based Management Plan*, 2013.

⁵² U.S. Environmental Protection Agency (EPA).

⁵³ MDEP NPS Priority Watersheds List – MARINE WATERS (December 2020)

https://www.maine.gov/dep/land/watershed/nps_priority_list/NPS%20Priority%20List%20-%20Marine20.pdf

⁵⁴ Town of York Code Enforcement Office Interview, December 20, 2021.



- Wildlife, especially geese.⁵⁵

Recent efforts to mitigate these pollution sources have included the Lawns to Lobsters public education program focused around environmentally sound lawn care practices, public education around pet waste, installation of geese deterrents and vegetated buffers, distribution of postcards to residents about septic system best practices, targeted bacteria tracking, and watershed-based planning efforts.⁵⁶ York is taking proactive efforts to reduce stormwater runoff through compliance with the Small Municipal Separate Sewer System General Permit (Small MS4 GP). In addition, the Town has worked with the Cape Neddick River Association to monitor and correct bacteria water quality impairments of the Cape Neddick River and to implement the Cape Neddick River Watershed Management Plan.

The challenges of non-point source pollution are exacerbated by development, which increases potential sources of pollutants from roadways and other uses while also increasing impervious surfaces. Pollution challenges can also be worsened by potential loss of forests, vegetated buffers, and other natural habitats that protect York's bodies of water by filtering out pollutants and reducing the volume of stormwater.

State Classification

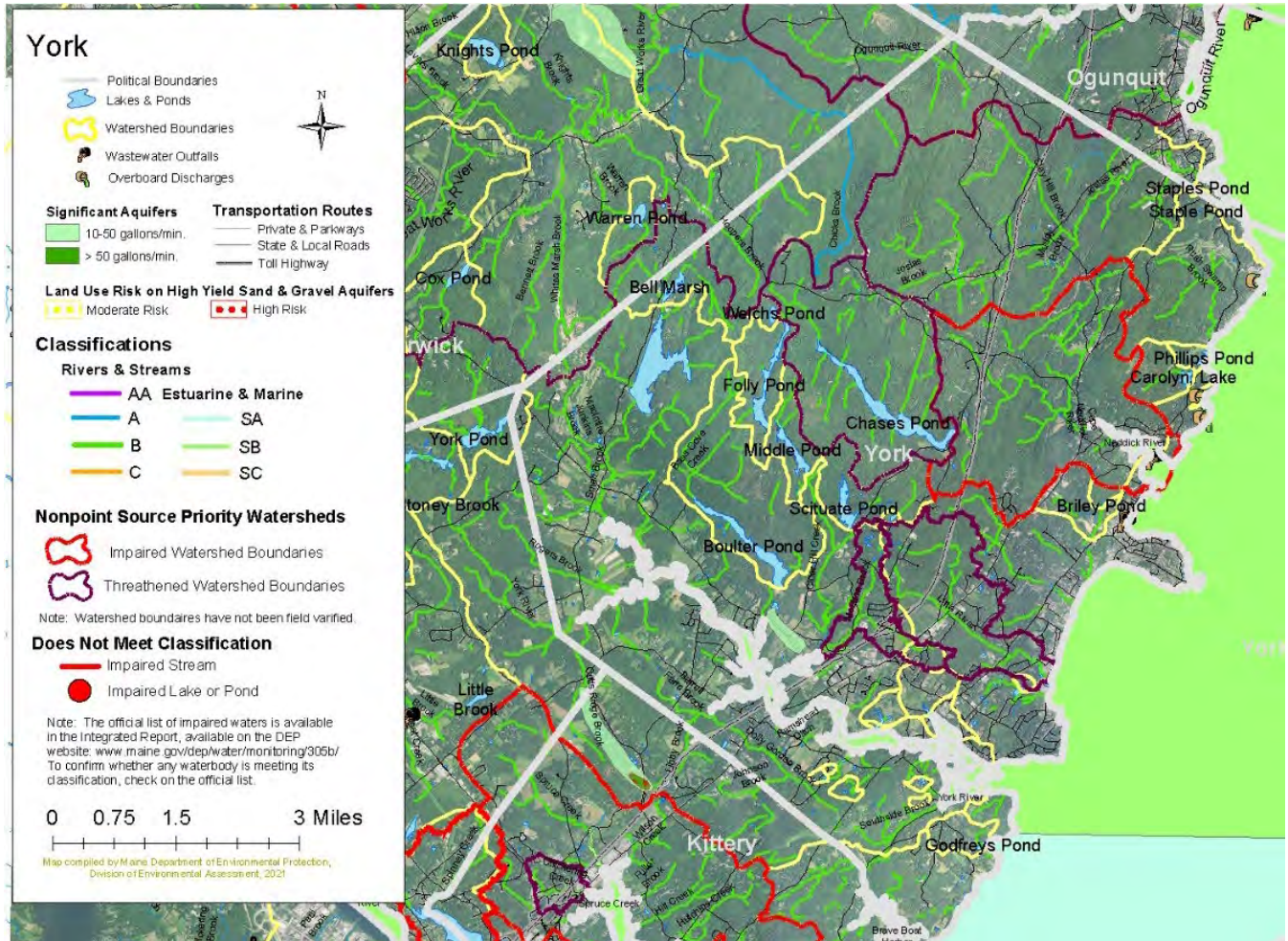
Maine's water quality classification system allows the state to manage its surface waters based on water quality standards. The system designates uses, such as drinking water supply, fish habitat, and recreation, and specifies minimum levels of quality necessary to support such uses. The classifications range from AA to D for fresh surface waters, with AA being the highest water quality conditions. Estuarine and marine waters are classified from SA (highest classification) to SC, and all lakes and ponds are classified GPA.

All of York's rivers and streams have been designated class B, except Chicks Brook, which is designated class A. All marine and estuarine waters are designated class SB. Classes B and SB have fewer restrictions on activities but still maintain high water quality criteria (Fig. 12).

⁵⁵ York River Study Committee, York River Watershed Stewardship Plan, 2018; FB Environmental Associates, Cape Neddick River Watershed Based Management Plan, 2014; Town of York Comprehensive Plan Stormwater Chapter, 2015.

⁵⁶ Town of York Code Enforcement Office Interview, December 20, 2021.

Figure 12. York Watersheds and Surface Water Quality (2021)



Source: Maine Department of Environmental Protection, Classification of Maine Waters, Map prepared by Maine Department of Environmental Protection, Division of Environmental Assessment, 2021 and provided in the State Comprehensive Planning Dataset.

Maine DEP Integrated Reports

The Integrated Water Quality Monitoring and Assessment Report (Integrated Report) summarizes water quality data collected by Maine DEP as well as numerous other state, federal and tribal government agencies, volunteer water monitoring organizations, and other sources. Required by Section 305(b) of the Clean Water Act, states must submit an Integrated Report to the EPA every even-numbered year. Water bodies are assigned categories based upon whether or not designated uses and the narrative and numeric criteria established to assess those uses are being met (Table 3).



Table 3. Integrated Report Water Quality – Assessment Categories

| Water Quality – Assessment Categories | |
|---------------------------------------|---|
| Category 1 | Attaining all designated uses and water quality standards, and no use is threatened. |
| Category 2 | Attains some of the designated uses; no use is threatened; and insufficient data or no data and information is available to determine if the remaining uses are attained or threatened (with presumption that all uses are attained). |
| Category 3 | Insufficient data and information to determine if designated uses are attained (with presumption that one or more uses may be impaired) |
| Category 4 | Impaired or threatened for one or more designated uses but does not require development of a TMDL (Total Maximum Daily Load) report. |
| Category 5 | Waters impaired or threatened for one or more designated uses by a pollutant(s), and a TMDL report is required. |

Source: York River Study Committee, York River Watershed Stewardship Plan, 2018.

At the time of this plan writing, the 2018/2020/2022 DRAFT Integrated Water Quality Monitoring and Assessment Report had been posted online for public comment. Consistent with the 2016 assessment, the 2022 Report includes Smelt Brook listed as a Category 2 water body (Rivers and Streams Attaining Some Designated Uses – Insufficient Information for Other Uses) with a comment reflecting updated mapping and a revised length.^{57 58} No water bodies in York are listed in this report as not attaining sufficient quality to meet state classification standards.

In the 2022 Report, coastal designated beaches are listed for the first time using data from the Maine Healthy Beaches (MHB) Program (Table 4). In partnership with the MHB program, the Town of York performs weekly summer testing at York’s beaches to monitor for Enterococci bacteria, which indicate the presence of fecal contamination in water bodies. Bacteria levels exceeding Maine’s EPA-approved safety threshold, or Beach Action Value (BAV), are used to trigger recommended beach water quality notifications (‘contamination advisories’). Precautionary rainfall advisories are posted if a beach receives more than 1.5 inches of rainfall in the past 48 hours, or, at the Cape Neddick Beach, more than one inch in the past 24 hours.⁵⁹

In York, Cape Neddick Beach was listed as a New Category 3 listing for Recreation in the water use category based on 2016-2020 Enterococci bacteria monitoring data, a category which indicates Insufficient Data or Information to Determine if Designated Uses are Attained

⁵⁷ 2018/2020/2022 Integrated Water Quality Monitoring and Assessment Report Appendices, January 19, 2022 https://www.maine.gov/dep/water/monitoring/305b/2022/2018-22_ME_IntegratedRpt-LIST-DRAFT.pdf

⁵⁸ 2016 Integrated Water Quality Monitoring and Assessment Report Appendices, February 28, 2018 https://www.maine.gov/dep/water/monitoring/305b/2016/28-Feb-2018_2016-ME-IntegratedRptLIST.pdf

⁵⁹ UNH, *Site-specific Precautionary Rainfall Advisory Framework for York, Maine Beaches*, April 2015 and coordination with Town of York Parks & Recreation Department.



(One or More Uses may be Impaired). Monitoring stations at Long Sands Beach North, Long Sands Beach South, Short Sands Beach, and York Harbor Beach are listed as Category 2 (Coastal Designated Beaches Attaining Some Designated Uses – Insufficient Information for Other Uses). Table 5 shows the percent exceedances of Maine’s BAV for a given monitoring year, or the percent of water quality samples that trigger a contamination advisory recommendation. The Town of York Parks and Recreation Department monitors the beach waters in accordance with the Maine Healthy Beaches Program to assess if the water is “swimmable.” Beach postings are made if water quality is unacceptable.

Table 4. New Coastal Designated Beaches Listings (2018/2020/2022 Integrated Report)

| AU Name | Cause | Category | Comments |
|---------------------------|-------------|----------|---|
| Cape Neddick Beach (York) | Enterococci | 3 | New Category 3 listing for Recreation in the water Use based on 2016-2020 Enterococci bacteria monitoring data. |
| Short Sands Beach | Enterococci | 2 | |
| York Harbor Beach (York) | Enterococci | 2 | |
| Long Sands Beach – North | Enterococci | 2 | |
| Long Sands Beach – South | Enterococci | 2 | |

Source: https://www.maine.gov/dep/water/monitoring/305b/2022/2018-22_ME_IntegratedRpt-REPORT-DRAFT.pdf

Table 5. Percent exceedances of Maine’s BAV for 2013-2020 monitoring seasons (Maine’s enterococci BAV is 104 MPN/100 mL)⁶⁰

| Beach Name | % Exceedances | | | | | | | |
|------------------------|---------------|------|------|------|------|------|------|------|
| | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
| Cape Neddick Beach | 26.3 | 13.3 | 17.6 | 18.8 | 7.1 | 13.3 | 18.8 | 30.8 |
| Long Sands Beach North | 10.8 | 15.5 | 17.0 | 2.2 | 2.3 | 6.5 | 2.3 | 9.3 |
| Long Sands Beach South | 3.8 | 0 | 2.4 | 0 | 0 | 2.7 | 5.3 | 0 |
| Short Sands Beach | 30 | 6.7 | 6.7 | 0 | 0 | 0 | 13.3 | 0 |
| York Harbor Beach | 6.3 | 13.3 | 6.7 | 12.5 | 7.7 | 7.1 | 7.1 | 0 |

Source: https://www.maine.gov/dep/water/monitoring/305b/2022/2018-22_ME_IntegratedRpt-REPORT-DRAFT.pdf

Department of Marine Resources Testing

The Maine Department of Marine Resources (DMR) Growing Area Classification Program classifies state waters as Approved, Conditionally Approved, Restricted, Conditionally Restricted, or Prohibited. The classifications are based on two factors: the results of a shoreline survey which looks for the presence of pollution sources, and fecal coliform test results. The DMR monitors bacteria levels at seven stations in the York River six times per

⁶⁰ Enterococci bacteria are present in the intestinal tracks of warm-blooded animals and are used to indicate the presence of fecal contamination in waterbodies (2013 Bacteria Source Tracking and Canine Detection Report, prepared for Town of York by FB Environmental Associates).



year to help inform decisions about classifying shellfish growing areas.⁶¹ The Cape Neddick River and surrounding area is listed as impaired for shellfishing because of its proximity to the York Sewer District’s Wastewater Treatment Plant outfall pipe.⁶²

To be eligible for shellfish harvesting without needing depuration, sampling sites must have a P90 score below 31.⁶³ In 2020, all but one of the sampling stations located in the York River had P90 scores below the approved standard of 31. The sampling location with a P90 Score of 45 is the DMR’s most upriver station on the York River, near the U.S. Route 1 bridge (Table 6).

Table 6. Bacteria Monitoring Results in the York River (2020)

| 2020 DMR Bacteria Monitoring Results | | | |
|--------------------------------------|-----------------------|-----------------------|------------------|
| <i>Station</i> | <i>Classification</i> | <i>Geometric Mean</i> | <i>P90 Score</i> |
| WB020.00 | P | 7.9 | 45 |
| WB021.00 | R | 4.4 | 14.1 |
| WB023.00 | CA | 2.4 | 4.4 |
| WB026.00 | CA | 5.4 | 24.5 |
| WB026.50 | CA | 2 | 2.7 |
| WB027.00 | CA | 2.2 | 4 |
| WB029.00 | P | 2.9 | 7.7 |

Water quality around closed clam flats has been improving and, according to the state, all overboard discharges have been identified and removed. There are still areas west of Sewall’s Bridge that are closed to digging based on testing and water samples. The area from Sewall’s Bridge to the U.S. Route 1 bridge was upgraded in 2019 from Prohibited to Restricted, which is an improvement but does not yet allow for recreational digging. A large section of Brave Boat Harbor, (from approximately Route 103 to the eastern trolley tracks), that has historically been classified as “Prohibited” by DMR, was reclassified as “Approved” in October 2021. While improvements to water quality are beneficial to the shellfish, better water quality also increases the presence of predators such as green crabs and worms.⁶⁴ Shellfish harvesting areas, including DMR growing area maps, are discussed in greater detail in Appendix A4: Marine Resources Current Conditions.

Nonpoint Source (NPS) Priority Watersheds Lists

Included as part of the Maine NPS Management Plan, the purpose of the Nonpoint Source Priority Watershed Lists is to encourage NPS abatement work in watersheds most vulnerable

⁶¹ Maine Department of Marine Resources, Maine Shellfish Growing Area Classification Program, <https://www.maine.gov/dmr/shellfish-sanitation-management/programs/growingareas/>

⁶² Ibid.

⁶³ York River Study Committee, *York River Watershed Stewardship Plan*, 2018.

⁶⁴ Correspondence with York Harbor Board and Shellfish Commission, July 13, 2021.



to NPS pollution and to help prioritize DEP NPS water pollution control efforts.⁶⁵ In December 2020, Maine DEP issued updated Nonpoint Source Priority Watersheds Lists identifying 71 impaired streams, 21 impaired lakes, and 36 impaired marine waters in the state, as well as 77 threatened streams, 170 threatened lakes, and 2 threatened marine waters. The term ‘threatened’ in these lists refers to unimpaired waters that are subject to potential impacts from nonpoint source pollution.⁶⁶

In York, there were no impaired streams or lakes on the 2020 lists. However, the Cape Neddick River was listed on the “Impaired Marine Waters Priority List” due to its association with a Maine Municipal Separate Storm Sewer Program (MS4) priority watershed.⁶⁷ In addition, Little River, and Moulton Brook were included on the “Threatened Streams Priority List” due to potential development threats associated with highway access.⁶⁸ Chases Pond is included on the “Threatened Lakes Priority List” because it is a public water system with a lake or pond as the surface water source.⁶⁹

Lakes Most at Risk from New Development

Another DEP priority list is the result of rules enacted under the Stormwater Management Law (DEP Rules Chapter 500 and 502), which focuses on impacts from new development. Under this law, new developments in these watersheds are required to install additional pollution control measures. Chapter 502 of DEP’s rules include lists of “urban impaired streams,” and “lakes most at risk from new development.” There are no “urban impaired streams” identified in the Town of York. However, Boulter, Chases and Scituate Ponds are listed as “Lakes Most at Risk from New Development” under Chapter 502.⁷⁰

⁶⁵ Maine DEP Nonpoint Source Priority Watersheds List

https://www.maine.gov/dep/land/watershed/nps_priority_list/index.html

⁶⁶ Maine DEP Nonpoint Source Priority Watersheds List

https://www.maine.gov/dep/land/watershed/nps_priority_list/index.html

⁶⁷ MDEP NPS Priority Watersheds List – MARINE WATERS (December 2020)

https://www.maine.gov/dep/land/watershed/nps_priority_list/NPS%20Priority%20List%20-%20Marine20.pdf

⁶⁸ MDEP NPS Priority Watersheds List – STREAMS (December 2020)

https://www.maine.gov/dep/land/watershed/nps_priority_list/NPS%20Priority%20List%20-%20Streams20.pdf

⁶⁹ MDEP NPS Priority Watersheds List – LAKES (December 2020)

https://www.maine.gov/dep/land/watershed/nps_priority_list/NPS%20Priority%20List%20-%20Lakes20.pdf

⁷⁰ Maine Department of Environmental Protection, 06-096 Chapter 502, Direct Watersheds of Lakes Most at Risk from New Development, and Urban Impaired Streams.



Table 7. Summary of York Water Bodies on State Priority and Classification Lists

| Water Body | State Designation | Reason |
|--|---|--|
| Cape Neddick River and surrounding area | Nonpoint source (NPS) Priority Watersheds Lists - Impaired Marine Waters Priority List Shellfish Growing Area WC - Prohibited (Maine DMR) | Maine Municipal Separate Storm Sewer Program (MS4) priority watershed Buffer around York Sewer District's Wastewater Treatment Plant outfall pipe |
| Cape Neddick Beach | New Category 3 listing for Recreation in the water | Based on 2016-2020 Enterococci bacteria monitoring data |
| Chases Pond | Nonpoint source (NPS) Priority Watersheds Lists - Threatened Lakes Priority List Chapter 502 - Lakes Most at Risk from New Development | Public water system with a lake or pond as the surface water source |
| Boulter Pond | Chapter 502 - Lakes Most at Risk from New Development | |
| Scituate Pond | Chapter 502 - Lakes Most at Risk from New Development (DEP) | |
| Little River | Nonpoint source (NPS) Priority Watersheds Lists - Threatened Streams Priority List (2020) | Highway access-related development threat |
| Moulton Brook | Nonpoint source (NPS) Priority Watersheds Lists - Threatened Streams Priority List (2020) | Highway access-related development threat |
| Upper York River - North of U.S. Route 1 Bridge | Shellfish Growing Area WB - Prohibited (Maine DMR) | |
| York River - North and West of Sewalls Bridge and South and East of Route 1 Bridge | Shellfish Growing Area WB - Restricted (Maine DMR) (The section of river from U.S. Route 1 to Sewall's Bridge was updated from Prohibited to restricted in 2019, in response to improving water quality). ⁷¹ | |
| Lower York River - East of Sewall's Bridge to most western point of Stage Neck | Shellfish Growing Area WB - Conditionally Approved (seasonal) (Maine DMR) | |
| Brave Boat Harbor | Shellfish Growing Area WB - Approved (All flats on the York side of Brave Boat Harbor from approximately Route 103 to the mouth of Brave Boat Harbor (a large section was recently reclassified as approved in October 2021) (Maine DMR). | |

Source: Maine DEP, Maine DMR

⁷¹ GEI Consultants, York Harbor & River Capacity Study, 2019.



Wildlife Habitats

Located on the coast, at a point where the northern and southern forest ecosystems meet, with continued presence of large tracts of undeveloped, unfragmented land, York and the greater Mt. A conservation region support the largest assemblage of species at or near the northern limit of their range within the state and contribute greatly to Maine's biodiversity.⁷²

Beginning with Habitat

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. The goal of the program is to maintain sufficient habitat to support all native plant and animal species currently breeding in Maine. There are three BwH Focus Areas of Statewide Ecological Significance containing unusually high concentrations of at-risk species and habitat located in York (Table 8 and Fig. 13). These areas, identified by biologists from the Maine Natural Areas Program (MNAP), Maine Department of Inland Fisheries and Wildlife (MDIFW), Maine Department of Marine Resources (DMR), U.S. Fish and Wildlife Service (USFWS), The Nature Conservancy (TNC), Maine Audubon, and Maine Coast Heritage Trust (MCHT), support rare plants, animals, and natural communities; high quality common natural communities; significant wildlife habitats; and their intersections with large blocks of undeveloped habitat.⁷³

⁷²Southern Maine Regional Planning Commission, Mt. Agamenticus Public Access and Trail Plan, 2012.

⁷³ Beginning with Habitat

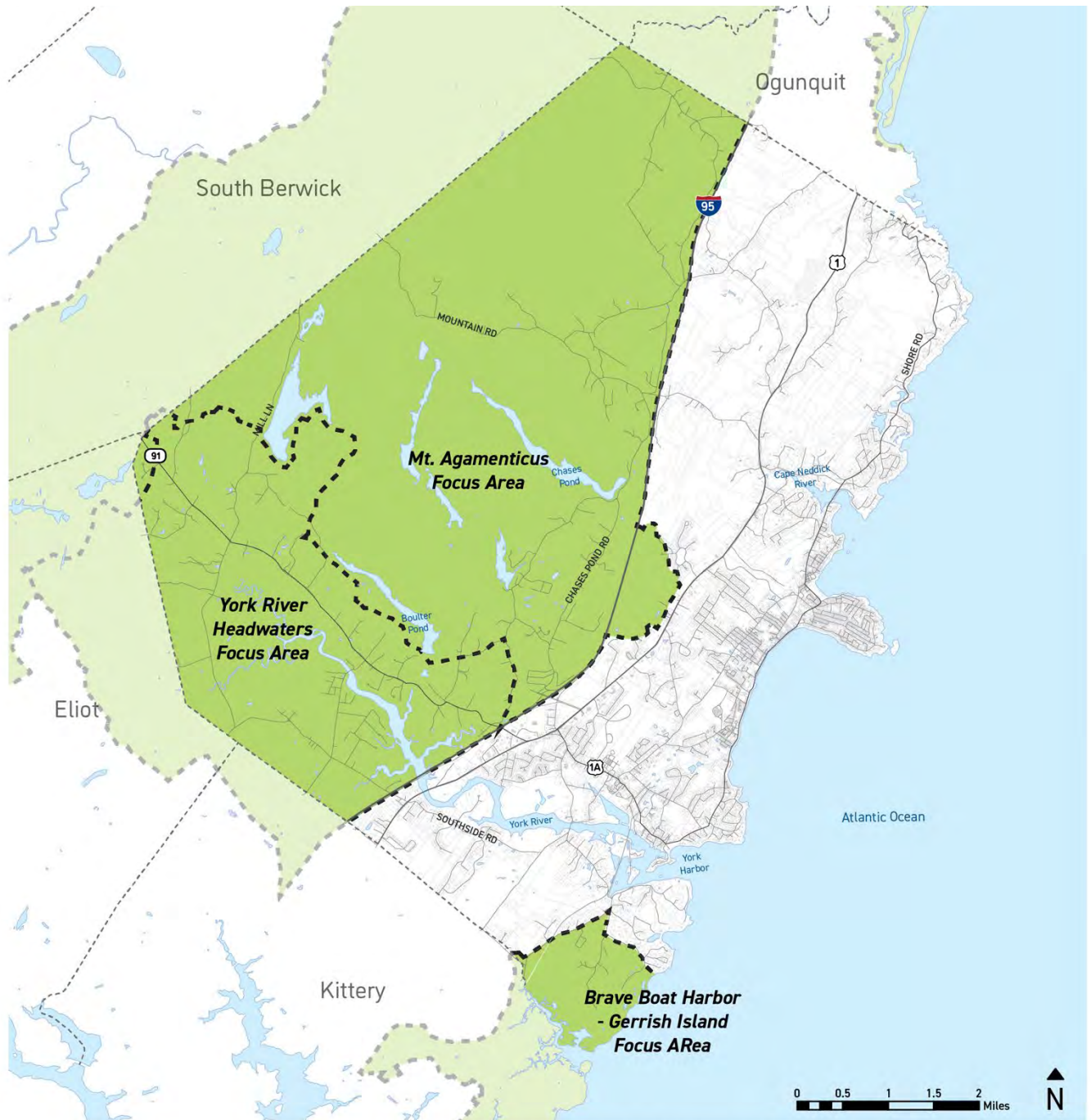


Table 8. Beginning with Habitat Focus Areas of Statewide Ecological Significance in York

| 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 1000 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.

Figure 13. Beginning with Habitat Focus Areas Map



Data Sources: 2021 Beginning with Habitat (BwH) Data, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.

Focus Area



Significant Wildlife Habitats⁷⁴

Maine’s Natural Resources Protection Act (MNRPA) is administered through the Maine DEP and is intended to prevent further degradation of the loss of natural resources in the state. The Maine DEP has regulatory authority over most Significant Wildlife Habitat types. Beginning with Habitat data identifies the following significant wildlife habitats in York: Candidate Deer Wintering Areas; Inland Waterfowl and Wading Bird Habitats; Wildlife Wetlands; Shorebird Areas; Tidal Wading Bird and Waterfowl Habitats; and Significant Vernal Pools (Table 9).

Table 9. Significant Wildlife Habitats in York

| | |
|--|---|
| Candidate Deer Wintering Area | Forested area possibly used by deer for shelter during periods of deep snow and cold temperatures. Assessing the current value of a deer wintering area requires on -site investigation and verification by IF&W staff. Locations depicted should be considered as approximate only. |
| Inland Waterfowl and Wading Bird Habitat (IWWH) with 250' Buffer | Freshwater breeding, migration, feeding, and wintering waterfowl or wading bird habitats that qualify as Significant Wildlife Habitat under Maine's Natural Resources Protection Act. |
| Wildlife Wetlands | Other wetlands valuable for wildlife that are not regulated as IWWH. |
| Shorebird Areas | Coastal staging areas that provide feeding habitat like tidal mud flats or roosting habitat like gravel bars or sand spits for migrating shorebirds. |
| Tidal Wading Bird and Waterfowl Habitats (TWWH) | Breeding, migrating/staging, or wintering areas for coastal waterfowl or breeding, feeding, loafing, migrating, or roosting areas for coastal wading birds. Tidal Waterfowl/Wading Bird habitats include aquatic beds, eelgrass, emergent wetlands, mudflats, sea weed communities, and reefs. |
| Significant Vernal Pools | A pool depression used for breeding by amphibians and other indicator species and that portion of the critical terrestrial habitat within 250 ft of the spring or fall high water mark. A vernal pool must have the following characteristics: natural origin, non-permanent hydroperiod, lack permanently flowing inlet or outlet, and lack predatory fish. Depending on the time of year when surveyed, vernal pools can often be overlooked and need to be surveyed in spring. |

Source: *Beginning with Habitat Primary Map 2 High Value Plant and Animal Habitats, York (April 2021) and BwH Map Viewer, accessed August 2021.*

Endangered and threatened inland fish and wildlife species in Maine are listed either under Maine's Endangered Species Act (MESA), the U.S. Endangered Species Act (ESA), or both. Species listed under MESA receive state protection; species listed under ESA receive federal protection; and species listed under both receive state and federal protection. In Maine, there are currently 26 inland fish and wildlife species listed as Endangered and 25 listed as Threatened under MESA, some of which are also listed under ESA (Table 10).

⁷⁴ As defined in the Natural Resources Protection Act 38 M.R.S.A. §480-B(10).



A species of special concern is any species of fish or wildlife that does not meet the criteria of an endangered or threatened species but is particularly vulnerable, and could easily become an endangered, threatened, or extirpated species due to restricted distribution, low or declining numbers, specialized habitat needs or limits, or other factors.⁷⁵

Table 10. Endangered, Threatened, or Species of Special Concern in York (2021)

| Common Name | Scientific Name | State Protection Status |
|----------------------------|--|----------------------------|
| Black Saddlebags | <i>Tramea lacerata</i> | Species of Special Concern |
| Citrine Forktail | <i>Ischnura hastata</i> | Species of Special Concern |
| Eastern Ribbon Snake | <i>Thamnophis sauritus</i> | Species of Special Concern |
| Great Blue Heron | <i>Ardea Herodias</i> | Species of Special Concern |
| Harlequin Duck | <i>Histrionicus histrionicus</i> | Threatened Species |
| Needham's Skimmer | <i>Libellula needhami</i> | Species of Special Concern |
| New England Cottontail | <i>Sylvilagus transitionalis</i> | Endangered Species |
| Northern Black Racer | <i>Coluber constrictor constrictor</i> | Endangered Species |
| Northern Spring Salamander | <i>Gyrinophilus p. porphyriticus</i> | Species of Special Concern |
| Rare Animal | <i>Name withheld</i> | Endangered Species |
| Rare Animal | <i>Name withheld</i> | Species of Special Concern |
| Rare Animal | <i>Name withheld</i> | Threatened Species |
| Rare Animal | <i>Name withheld</i> | Endangered Species |
| Saltmarsh Sparrow | <i>Ammodramus caudacutus</i> | Species of Special Concern |
| Eastern Ribbon Snake | <i>Thamnophis sauritus</i> | Species of Special Concern |
| Salt Marsh Tiger Beetle | <i>Cicindela marginata</i> | Species of Special Concern |
| Saltmarsh Sparrow | <i>Ammodramus caudacutus</i> | Species of Special Concern |
| Scarlet Bluet | <i>Enallagma pictum</i> | Species of Special Concern |
| Spicebush Swallowtail | <i>Papilio troilus</i> | Species of Special Concern |

Source: Beginning with Habitat Animal-Plant-Habitat Table provided as part of the 2021 Comprehensive Planning Dataset from the state.

In addition, the Maine Natural Areas Program (MNAP) has classified 104 different natural community types that collectively cover the state's landscape. In York, there are eight natural communities that have been identified by MNAP as Critically Imperiled (S1), Imperiled (S2), or Rare (S3) (Table 11).⁷⁶

⁷⁵ Maine Department of Inland Fisheries and Wildlife - Species of Special Concern
<https://www.maine.gov/ifw/fish-wildlife/wildlife/endangered-threatened-species/special-concern.html>

⁷⁶ Maine Natural Areas Program - Natural Communities and Ecosystems,
<https://www.maine.gov/dacf/mnap/features/community.htm>

Table 11. Critically Imperiled (S1), Imperiled (S2), and rare (S3) Natural Communities in York

| Name | State Ranking |
|-------------------------------|---------------------------|
| Atlantic White Cedar Swamp | S2 - imperiled |
| Chestnut Oak Woodland | S1 - critically imperiled |
| Coastal Dune-marsh Ecosystem | S3 - rare |
| Oak - Hickory Forest | S1 - critically imperiled |
| Pocket Swamp | S2 - imperiled |
| Salt-hay Saltmarsh | S3 - rare |
| Tidal Marsh Estuary Ecosystem | S3 - rare |
| White Oak - Red Oak Forest | S3 - rare |

Source: *Beginning with Habitat Animal-Plant-Habitat Table provided as part of the 2021 Comprehensive Planning Dataset from the state.*

MNAP also tracks a list of native vascular plant species in Maine whose populations within the state are highly vulnerable to loss, including species determined to be Endangered, Threatened, or Species of Special Concern. Species on the list are typically known from a very small number of sites within the state, and many require unique habitat for survival (Table 12).⁷⁷



Left: *New England Cottontail (Sylvilagus transitionalis)*, Right: *Great Blue Heron (Ardea Herodias)*
 Source: U.S. Fish and Wildlife Service Northeast Region, Public domain, via Wikimedia Commons.

⁷⁷ Maine Natural Areas Program – Rare Plants,
https://www.maine.gov/dacf/mnap/features/rare_plants/index.htm



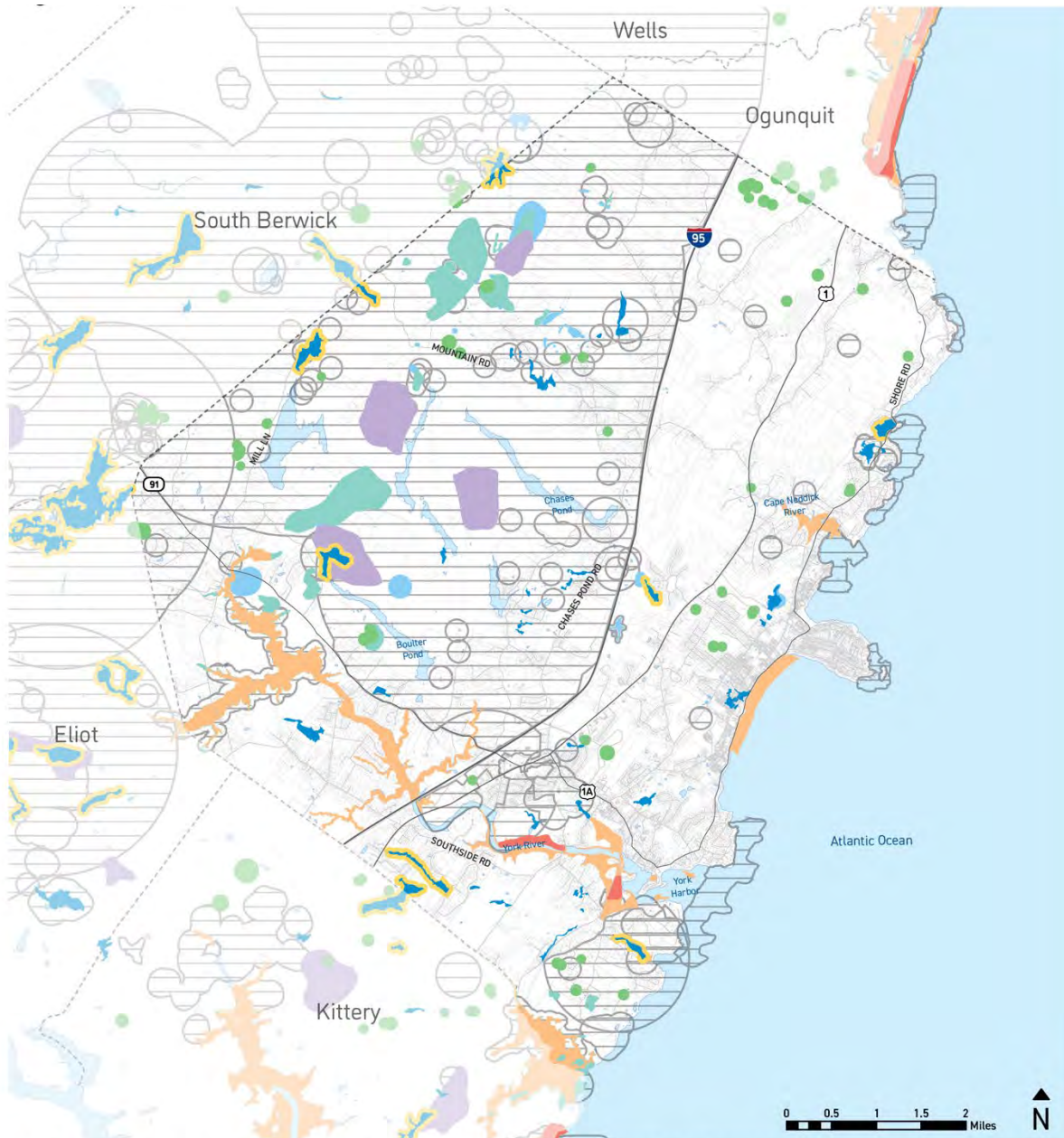
Table 12. Plant Species in York Categorized by the State as Threatened, Endangered, or a Species of Special Concern

| Common Name | Scientific Name | State Protection Status |
|--------------------------|--------------------------------------|----------------------------|
| American Sea-blite | <i>Suaeda calceoliformis</i> | Threatened Species |
| Atlantic White Cedar | <i>Chamaecyparis thyoides</i> | Species of Special Concern |
| Broad Beech Fern | <i>Phegopteris hexagonoptera</i> | Species of Special Concern |
| Bulbous Bitter-cress | <i>Cardamine bulbosa</i> | Species of Special Concern |
| Chestnut Oak | <i>Quercus montana</i> | Threatened Species |
| Dwarf Glasswort | <i>Salicornia bigelovii</i> | Species of Special Concern |
| Eaton's Bur-marigold | <i>Bidens eatonii</i> | Species of Special Concern |
| Featherfoil | <i>Hottonia inflata</i> | Threatened Species |
| Flowering Dogwood | <i>Benthamidia florida</i> | Endangered Species |
| Mountain-laurel | <i>Kalmia latifolia</i> | Species of Special Concern |
| Mudwort | <i>Limosella australis</i> | Species of Special Concern |
| Rare Plant | <i>Rare Plant</i> | Species of Special Concern |
| Saltmarsh False-foxglove | <i>Agalinis maritima</i> | Species of Special Concern |
| Sassafras | <i>Sassafras albidum</i> | Species of Special Concern |
| Sharp-scaled Manna-grass | <i>Glyceria acutiflora</i> | Endangered Species |
| Small Reed Grass | <i>Calamagrostis cinnoides</i> | Species of Special Concern |
| Smooth Winterberry Holly | <i>Ilex laevigata</i> | Species of Special Concern |
| Spicebush | <i>Lindera benzoin</i> | Species of Special Concern |
| Spongy-leaved Arrowhead | <i>Sagittaria montevidensis</i> | Species of Special Concern |
| Spotted Wintergreen | <i>Chimaphila maculata</i> | Endangered Species |
| Summer Grape | <i>Vitis aestivalis var. bicolor</i> | Threatened Species |
| Sweet Pepper-bush | <i>Clethra alnifolia</i> | Species of Special Concern |
| Tall Beak-rush | <i>Rhynchospora macrostachya</i> | Endangered Species |
| Upright Bindweed | <i>Calystegia spithamea</i> | Threatened Species |
| Wild Coffee | <i>Triosteum aurantiacum</i> | Endangered Species |

Source: Beginning with Habitat Animal-Plant-Habitat Table provided as part of the 2021 Comprehensive Planning Dataset from the state.

Information on the locations of these habitats and ecosystems has been compiled into a map of High Value Habitats (Fig. 14), which includes locations of significant wildlife habitats (Table 9), rare, threatened, or endangered plants (Table 12), rare, threatened, or endangered natural communities or ecosystems (Table 11), and habitats of species that are endangered, threatened, or of special concern (Table 10).

Figure 14. High Value Habitats in York



Data Sources: 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. Map created by CivicMoxie.

Significant Wildlife Habitats (MDEP)

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

Rare or Exemplary Plants and Natural Communities (MNAP)

- Rare/Threatened/Endangered Plants
- Rare/Exemplary Natural Communities and Ecosystems

Rare, Threatened, or Endangered Wildlife (MESA)

- Habitat of Species that are Endangered/Threatened/ of Special Concern



Unfragmented habitats

The continued presence of large tracts of undeveloped, unfragmented land is essential to York’s rich biodiversity. Most notably, an extensive, undeveloped block of forested open space surrounds Mount Agamenticus and the watersheds of the York and Kittery Water Districts’ supply areas.

Unfragmented blocks are important because the available acreage generally limits the diversity of animal species (Fig. 16). 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, and one just to the south of Mountain Road. Including land area outside of York but still within the blocks (Fig. 17), BwH data approximates the sizes of these two blocks in 2021 at 5,360 and 6,516 acres, respectively.

Figure 16. Maine Wildlife Acreage Needs

| <u><i>WILDLIFE NEEDS: Minimum Acreage Requirement For Supporting Wildlife in Maine</i></u> | |
|--|---|
| <u>Acreage</u> | <u>Animals</u> |
| 20-99 | Porcupine, beaver, weasel, woodchuck, and hare |
| 100-499 | Deer, goshawk, Blanding’s Turtle and turkey |
| 500-1,000 | Mink, ovenbird, hermit thrush, and redtailed hawk |
| 1,000-2,500 | Moose, black throated blue warbler, and northern parula |
| 2,500 plus | Bobcat, fisher, coyote, and black bear |

(*Figures adapted from the Maine Department of Inland Fisheries & Wildlife and Maine Audubon Society)

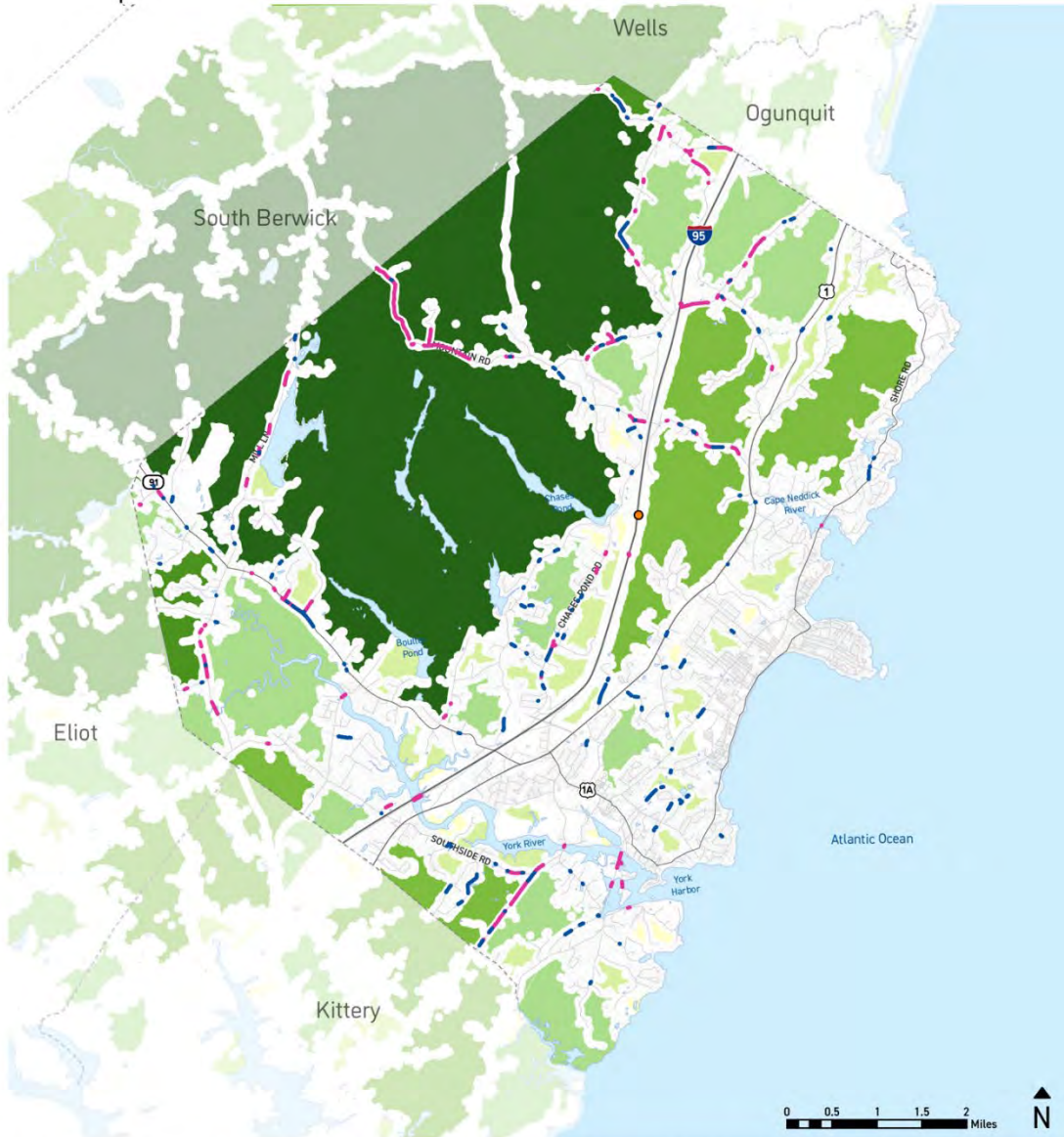
Source: Town of York

While block size is important, so too is connectivity between the blocks. Lacking connections, each block becomes a relatively isolated island. It is important to reserve corridors connecting the blocks to the extent this can be accomplished. Wildlife tends to travel along riparian (stream bank) corridors, along ridges where cover is offered, and in undeveloped areas.

Intact forests in the area surrounding Mount A provide important habitat for wildlife like Moose, Whitetail Deer, Black Bear and Fisher. Rare species of plant include Wild Leek, Large Beak-Rush, Feather Foil, Atlantic White Cedar, and Black Gum. Rare animals include Spotted and Blanding’s Turtles, Black Racer Snakes, Swamp Darter Fish, and the Ringed Boghaunter Dragonfly.⁷⁸

⁷⁸ Mount Agamenticus Brochure, received from Town of York 2021.

Figure 17. Undeveloped Habitat Blocks by Size, with Connectors



Data Sources: Beginning with Habitat Program, Maine Department of Inland Fisheries and Wildlife, received from Town of York August 30, 2021; Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.

Undeveloped Habitat Blocks

- <20 Acres
- 20 - 99 Acres
- 100 - 499 Acres
- 500 - 999 Acres
- 1000 - 2500 Acres
- >2500 Acres

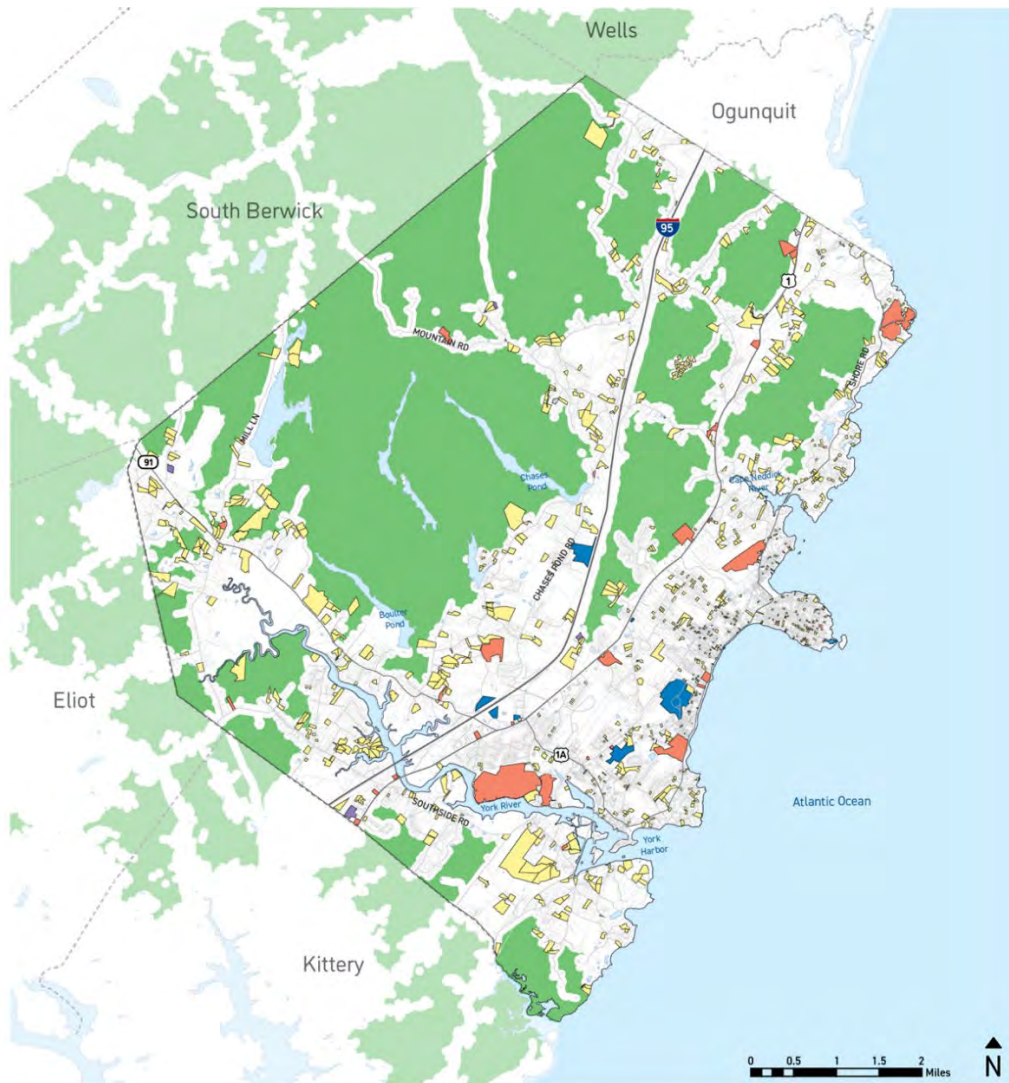
- Highway Block Connectors
- Road Block Connectors
- Riparian Block Connectors

Note: Boundaries of Undeveloped Habitat Blocks are calculated by Beginning with Habitat based the land outside of 250-500 ft buffers around improved roads and developed areas. Representated habitat connectors are identified through computer modeling and reflect likely road and riparian species crossing locations.

Development Intrusions

From 2010 to 2021, construction has intruded on undeveloped large habitat blocks (greater than 350 acres in size) as illustrated in Fig. 18.

Figure 18. New Construction Parcels, 2010-2021⁷⁹ and Large Undeveloped Habitat Blocks



Data Sources: Beginning with Habitat Program, Maine Department of Inland Fisheries and Wildlife, received from Town of York August 30, 2021; 2020 Town of York Assessors, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.

- | | |
|--|---|
| Residential | Undeveloped Habitat Blocks of 350 Acres or More |
| Commercial | |
| Industrial | |
| Government | |

⁷⁹ 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. This is an approximate representation of locations of new construction from 2010 to July 2021 and some records may not be reflected due to some discrepancies between parcel identifiers.



Forest Resources

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. The areas surrounding Mount A comprise one of the largest remaining unfragmented forests in all of New England.⁸⁰ York forests also hold commercial value; timber harvesting is not the cornerstone of the local economy that it once was, but there is still a small presence in town. Since its acquisition of the land in 2017, the York Land Trust has been working at Fuller Forest to transform a working forest into a nature preserve with publicly accessible trails. More information is included later in this section.

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 A and the watersheds of the York and Kittery water supplies, serving as important buffers protecting water quality. Here, the Northern Forest blends into the Southern forest, presenting a rich diversity of plant communities. For example, trees like Chestnut Oak and Shagbark Hickory reach the northern limit of their range in the Mount A region, while species such as Red Spruce and Balsam Fir are at their southern range limit. Together, they present a unique collection of forest species.⁸¹ More information on how the range of species is shifting due to climate change can be found later in this section.

The summit of Mount A is actively managed to maintain scenic vistas and early successional habitat (shrubland, thickets, and young forest). In decline in the northeast, shrublands provide homes and food for animals such as American Woodcock, Brown Thrasher, Eastern Towhee, and Wood Turtles.⁸²

Timber Harvesting and Forestry

To qualify for the State of Maine Current Use Farmland Tax Credit Program, a property owner is required to have at least ten acres of forest land managed primarily for the production of commercial forest products. Once enrolled, a property owner may benefit from a reduction in property taxes, making it more affordable to own and manage woodlands. In York, as of 2021, there were 17 parcels totaling approximately 889 acres registered as Tree Growth in the state's current use tree growth tax credit program (Fig. 18).⁸³ Total acres in York enrolled in

⁸⁰ Mount Agamenticus Brochure, received from Town of York 2021.

⁸¹ Ibid.

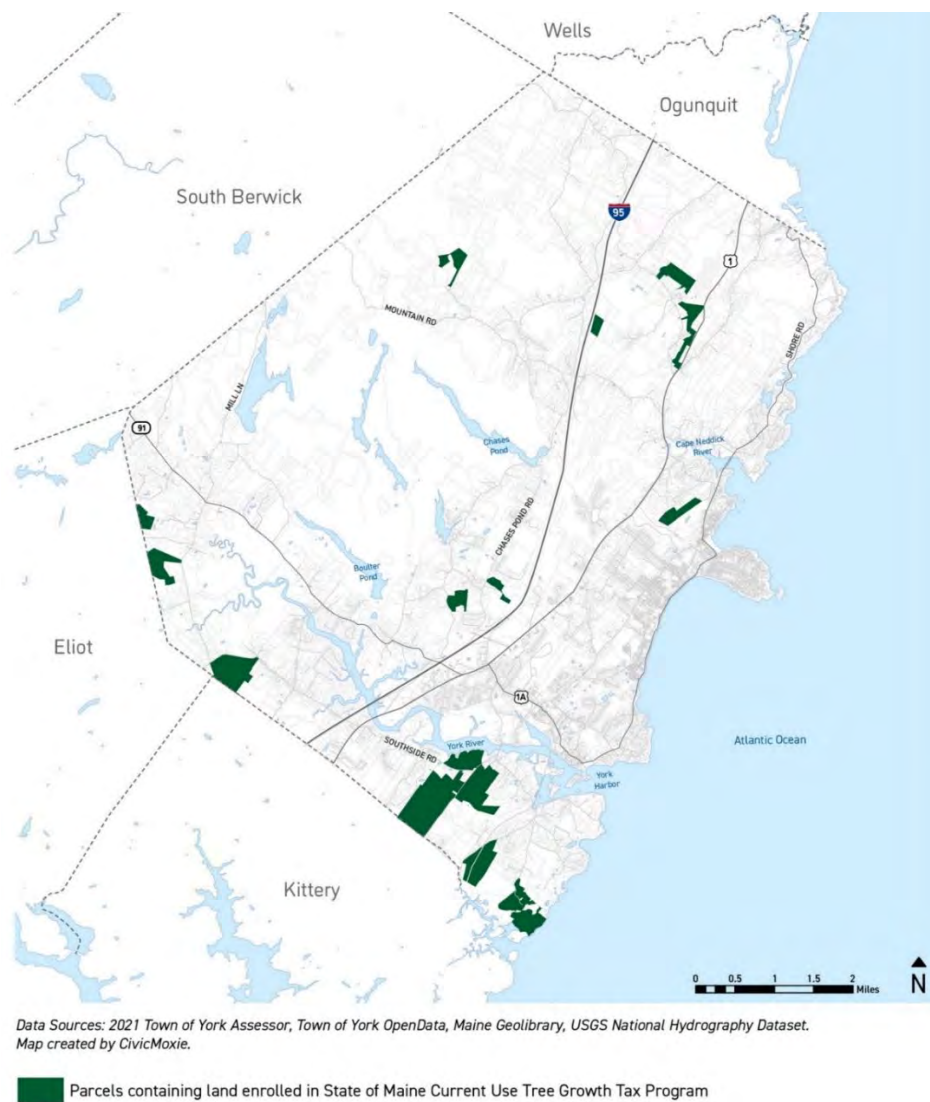
⁸² Ibid.

⁸³ 2021 Town of York Assessor Reports on enrollment in Current Use Tax Programs, received January 2022.

this program have increased by approximately 13 acres since 2019⁸⁴ and 34 acres since 2010.⁸⁵

While not reflected in this data, the YWD owns 1,945 acres of forested land around Chases Pond and manages these lands to help the forests stay healthy and vigorous. The YWD states that Best Management Practices (BMP's) are followed during harvests to protect water quality and setbacks are marked from water resources and other sensitive areas.⁸⁶ The Town of York does not have any public woodlands under management.

Figure 19. Properties Enrolled in State Current Use Tree Growth Tax Credit Program (2021)



⁸⁴ 2019 Municipal Valuation Return Statistical Summary, Maine Revenue Services Property Tax Division.

⁸⁵ 2010 Municipal Valuation Return Statistical Summary, Maine Revenue Services Property Tax Division.

⁸⁶ York Water District, Annual Water Quality Report, 2020.



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) (Table 13). This includes 11 acres associated with a change of land use and a total of 141 acres that were clear cut.⁸⁷

Table 13. Summary of Timber Harvest Information for the Town of York

| YEAR | Selection harvest, acres | Shelterwood harvest, acres | Clearcut harvest, acres | Total Harvest, acres | Change of land use, acres | Number of active Notifications |
|-----------|--------------------------|----------------------------|-------------------------|----------------------|---------------------------|--------------------------------|
| 1991 | 233 | 0 | 12 | 245 | 12 | 6 |
| 1992 | 250 | 10 | 9 | 269 | 49 | 11 |
| 1993 | 333 | 0 | 0 | 333 | 0 | 6 |
| 1994 | 445 | 0 | 60 | 505 | 60 | 5 |
| 1995 | 181 | 0 | 0 | 181 | 0 | 5 |
| 1996 | 254 | 0 | 0 | 254 | 0 | 6 |
| 1997 | 427 | 0 | 5 | 432 | 5 | 10 |
| 1998 | 147 | 0 | 20 | 167 | 20 | 6 |
| 1999 | 118 | 0 | 0 | 118 | 2 | 11 |
| 2000 | 385 | 0 | 0 | 385 | 41 | 15 |
| 2001 | 268 | 0 | 0 | 268 | 10 | 8 |
| 2002 | 506 | 0 | 6 | 512 | 0 | 15 |
| 2003 | 368 | 10 | 0 | 378 | 0 | 9 |
| 2004 | 417 | 0 | 0 | 417 | 13 | 12 |
| 2005 | 67 | 40 | 0 | 107 | 7 | 6 |
| 2006 | 256 | 20 | 0 | 276 | 19 | 11 |
| 2007 | 492 | 0 | 0 | 492 | 1 | 17 |
| 2008 | 416 | 0 | 0 | 416 | 0 | 10 |
| 2009-2010 | 217 | 0 | 21 | 238 | 0 | 8 |
| 2011 | 272 | 0 | 0 | 272 | 5.5 | 13 |
| 2012 | 190 | 0 | 8 | 198 | 3 | 12 |
| 2013 | 206 | 0 | 0 | 206 | 0 | 12 |
| 2014 | 431.9 | 0 | 0 | 431.9 | 2 | 13 |
| 2015 | 395 | 170 | 0 | 565 | 25 | 12 |
| 2016-2017 | 430 | 150 | 0 | 580 | 0 | 9 |
| 2018 | 309.9 | 0 | 0 | 309.9 | 22 | 10 |
| Total | 8014.8 | 400 | 141 | 8555.8 | 296.5 | 258 |
| Average | 308 | 15 | 5 | 329 | 11 | 10 |

Data compiled from Confidential Year End Landowner Reports to Maine Forest Service, Department of Agriculture, Conservation and Forestry - Maine Forest Service

We help you make informed decisions about Maine's forests

*** To protect confidential landowner information, data is reported only where three or more landowner reports reported harvesting in the town.**

Source: Maine Forest Service, Comprehensive Planning Agriculture and Forestry Data Set (2021)

Tree Canopy

Approximately 60% of the land in York is covered by forest. Particularly in the face of climate change, protecting and growing York's tree canopy will be important to maximize opportunities for carbon capture. While minimal, Fig. 20 shows that between 2011 and 2016

⁸⁷ Maine Forest Service, Comprehensive Planning Agriculture and Forestry Data Set (2021)

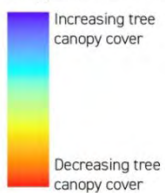
tree canopy cover declined in several pockets in the town. While Town staff do not report any known large tracks of forest land slated to be sold for development in the near future, development pressures remain an ongoing threat to these resources. More information on development pressures and threats to natural resources can be found later in this section.

Figure 20. Change in Tree Canopy in Between 2011-2016



Data Sources: National Land Cover Database (NLCD) 2011 to 2016 Tree Canopy Change, August 31, 2019; Esri World Data Imagery; Town of York Open Data. Map created by CivicMoxie.

Estimated relative change in tree canopy from 2011 to 2016



The tree canopy data used here came from the National Land Cover Database (NLCD) created by the Multi-Resolution Land Characteristics Consortium (MRLC), which is comprised of various federal agencies, such as the USGS, NOAA, Department of the Interior, and more. The tree canopy cover data is generated in grids of 30 meters by 30 meters and reflects the estimated change in tree canopy cover between 2011 and 2016. The relatively large grid cells result in a coarse level of information that does not reflect small areas or subtle changes in tree canopy but gives a sense of overall concentrations of changes in tree canopy cover.



Agricultural Resources

Agriculture is an important part of the history of York and the larger region. Starting in the 1700s, early farming families fished, pastured cattle, and harvested marsh hay from adjacent salt marsh areas. Stone walls that are hundreds of years old are visible across these landscapes and were originally used to divide agricultural and pasture land.⁸⁸ Today, commercial farming does not have a significant presence in York. Only a very small percentage of the soils in York are identified as prime farmland or additional farmland of statewide significance and York County only accounts for 4% of the State of Maine's agricultural sales.⁸⁹ However, a few large, active farms have had a long-standing presence in the community and there are some smaller organic and hobby farms located in town. The Maine Farmland Trust is partnering with the Blaisdell family to pursue an agricultural conservation easement that would permanently protect the historic farm.⁹⁰

Farmland Soils in York

Prime farmland is defined by the U.S. Department of Agriculture as land that is best suited for the production of food, feed, forage, fiber, and oilseed crops. Secondary soils, which are not prime farmland but still important for farming, are known as "additional farmland of statewide significance." A very small percentage of the soils in York are identified as prime farmland or additional farmland of statewide significance. The prime farmland and statewide significance soils are found mainly along the York River (Fig. 21).

Farming Activity in York

To qualify for the State of Maine Current Use Farmland Tax Credit Program, a property owner is required to have at least five contiguous acres in their tract of land and the land must be used for farming, agriculture, or horticulture, including woodland and wasteland. As of 2021, there were 24 parcels totaling approximately 889 acres of land registered in the state's program (Fig. 22). This includes 309 acres of farmland and 590 acres of woodland.⁹¹ Total acres in York enrolled in this program have increased by approximately two acres since 2019⁹² and 52 acres since 2010.⁹³

⁸⁸ York River Watershed Stewardship Plan. Prepared by the York River Study Committee. August 2018.

⁸⁹ USDA, 2017 Census of Agriculture, County Profile – York County, Maine, https://www.nass.usda.gov/Publications/AgCensus/2017/Online_Resources/County_Profiles/Maine/cp23031.pdf

⁹⁰ Maine Farmland Trust, Protecting Blaisdell Brothers Family Farm, <https://www.maineFarmlandtrust.org/blaisdell/>

⁹¹ 2021 Town of York Assessor Reports on enrollment in Current Use Tax Programs, received January 2022.

⁹² 2019 Municipal Valuation Return Statistical Summary, Maine Revenue Services Property Tax Division.

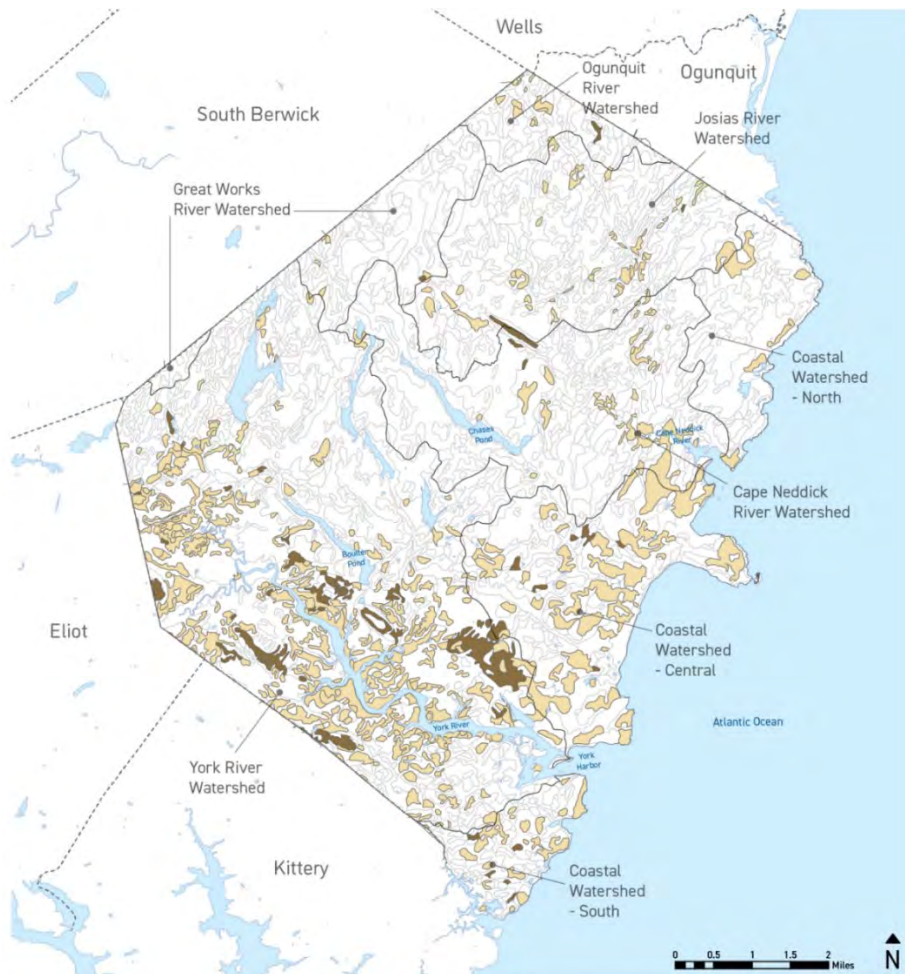
⁹³ 2010 Municipal Valuation Return Statistical Summary, Maine Revenue Services Property Tax Division.

Farm Stands and Community Gardens

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. In addition, both Blaisdell and Zach's farms operate popular farm stands. 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 who maintains two large vegetable gardens there. There is no formal application process for plots.

Figure 21. Farmland Soils in York

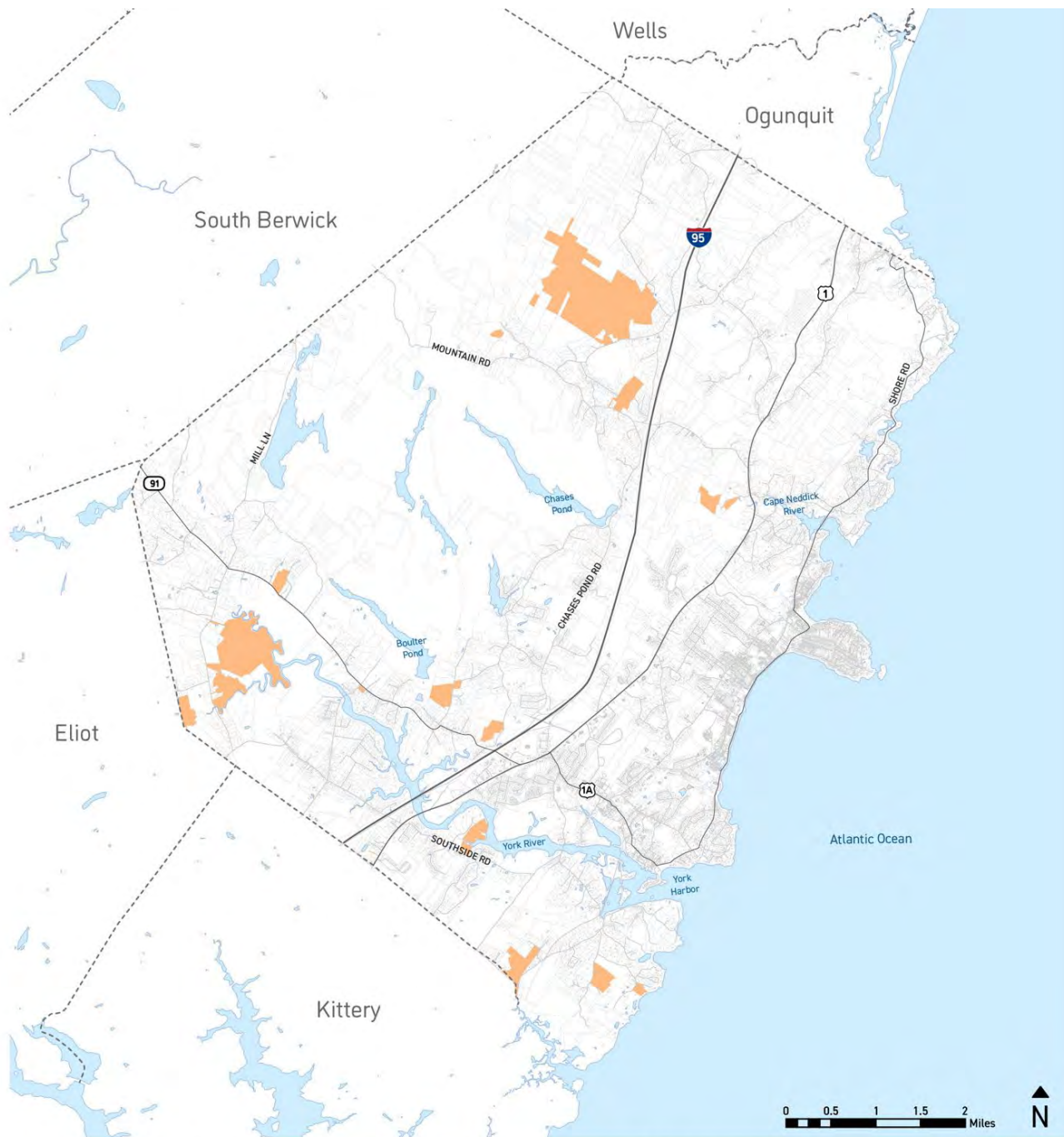


Data Sources: 2021 Beginning with Habitat (BwH) data, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.


- Prime farmland
- Farmland of Statewide Importance
- Not prime farmland



Figure 22. Properties Enrolled in State Current Use Farmland Tax Credit Program (2021)



Data Sources: 2021 Town of York Assessor, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset.
Map created by CivicMoxie.

 Parcels withland enrolled in State of Maine Current Use Farmland Tax Program



Farm Enterprise Overlay District

York's Farm Enterprise Overlay District is intended to maintain and promote agriculture and its related activities through allowing agriculture increased flexibility. The zoning regulations recognize that agricultural enterprises often need to encompass hybrids of different, related uses in order to remain economically viable. To be eligible for enrollment, lands must be a minimum of five acres in size and contain at least two contiguous acres on which agriculture has contributed to a gross annual value of at least \$2,000 per year. The acreage minimum may be met by any combination of ownership, rental, or lease of agricultural land. Currently, there are approximately 740 acres of land in York enrolled in the Farm Enterprise Overlay District (Table 14 and Fig. 23).

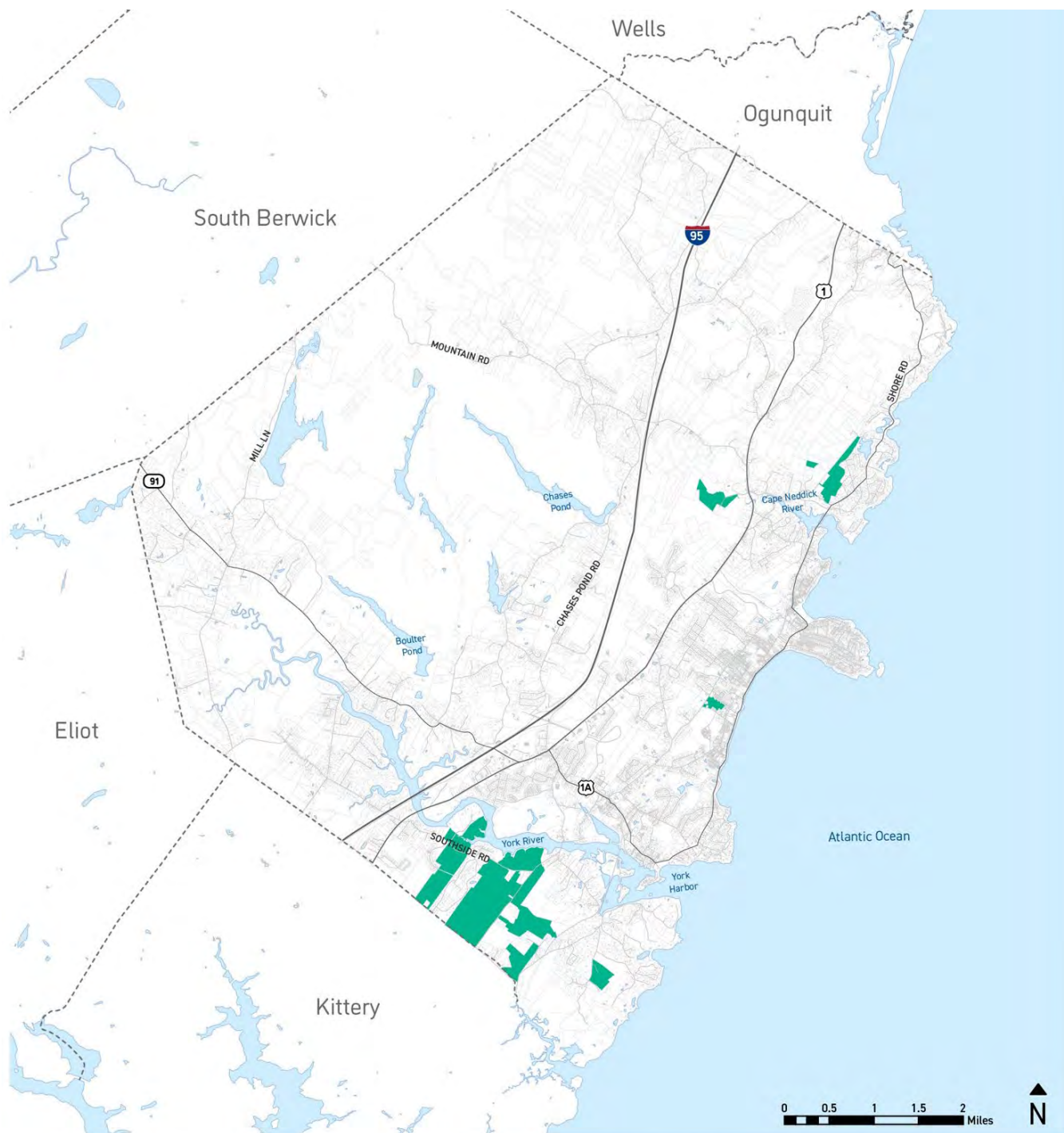
Table 14. Land Registered in Farm Enterprise Overlay District

| MAP & LOT | ACRES | FARM |
|-------------|-------|-------------------------|
| 0087-0041-N | 24.9 | Beltane Farm |
| 0087-0041-R | 16.3 | Beltane Farm |
| 0087-0024 | 29.3 | Beltane Farm |
| 0087-0057 | 45.0 | Blaisdell |
| 0087-0057-D | 1.2 | Blaisdell |
| 0075-0002-A | 1.6 | Blaisdell |
| 0087-0057-C | 1.0 | Blaisdell |
| 0087-0057-B | 1.0 | Blaisdell |
| 0087-0057-A | 1.0 | Blaisdell |
| 0087-0053 | 0.4 | Blaisdell |
| 0087-0052 | 0.4 | Blaisdell |
| 0087-0057-E | 4.2 | Blaisdell |
| 0075-0002 | 33.1 | Blaisdell |
| 0075-0001 | 16.6 | Blaisdell |
| 0087-0051-B | 9.7 | Blaisdell |
| 0087-0051 | 30.5 | Blaisdell |
| 0087-0015 | 46.1 | d'Entremont |
| 0097-0044-F | 4.2 | Osgood/Weare |
| 0013-0004 | 8.2 | Osgood/Weare |
| 0013-0003 | 4.0 | Osgood/Weare |
| 0097-0049 | 39.6 | Osgood/Weare |
| 0097-0007-A | 39.1 | Osgood/Weare |
| 0087-0046-B | 15.2 | Rams Head Farm |
| 0087-0039 | 35.3 | Rams Head Farm |
| 0087-0046 | 3.5 | Rams Head Farm |
| 0087-0069-A | 57.8 | Rams Head Farm |
| 0087-0046-A | 228.4 | Rams Head Farm |
| 0088-0012 | 31.3 | Windswept Farm/ Cadieux |
| 0035-0015 | 11.4 | Rocky Acres Farm |

Source: 2019 Town of York OpenData



Figure 23. Farm Enterprise Overlay District



Data Sources: 2019 Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.

 Properties Registered in Farm Enterprise Overlay District



It is notable that some farms, including Zach’s Farm, Old Mountain Farm, and some smaller organic and hobby farms, are not currently enrolled in the District. The Town may wish to explore opportunities for increasing the protections and incentives offered by the Farm Enterprise Overlay District in order to better support existing farming activities in York.

While Town staff do not report any known large tracks of agricultural land slated to be sold for development in the near future, development pressures remain an ongoing threat to these resources. More information on development pressures and threats to natural resources can be found later in this section.

Carbon Sequestration Value

Agricultural and Forest Land 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 emissions in the coming years.

Carbon sinks in York include the following:

- Agricultural/open grasslands: Cultivated lands, grasslands, pasture, and shrubland
- Forested areas: Deciduous, evergreen, and mixed forests
- Estuarine wetlands: Tidal wetlands where saltwater and freshwater ecosystems meet, such as salt marshes
- Palustrine wetlands: Inland, primarily, freshwater wetlands that may be either heavily vegetated, like forest swamps, or “open” wetlands with less dense vegetation, like open floodplains.

An inventory conducted between 1996 and 2016 of York’s Carbon Sink Resources by the National Oceanic and Atmospheric Administration (NOAA)⁹⁴ revealed that approximately 87% of the land area in York (not including open water) was covered by potential carbon sinks in both 1996 and 2016 (Table 15). During the 20 years studied, approximately 212 acres of carbon sink area was lost (less than a 1% decline). Losses included 225 acres from forested areas, a 1% decrease of these areas; approximately 21 acres of open palustrine (inland freshwater) wetlands (7% loss of area of these wetlands). The total area of estuarine, or tidal, wetlands remained approximately the same; it is unclear if marsh migration contributed to this. Both agricultural/open grassland and forested palustrine wetlands had minor gains.

⁹⁴ The inventory was conducted for 1996 and 2016, using land cover data from the National Oceanic and Atmospheric Administration (NOAA).C-CAP Regional Land Cover and Change. NOAA.
<https://coast.noaa.gov/digitalcoast/data/ccapregional.html>.



Table 15. Town of York Carbon Sink Inventory, 1996 and 2016.

| Category | Carbon Sink Class | 1996 Area (Acres) | 2016 Area (Acres) | Change in Area (Acres) | % Change |
|-----------------|-------------------------------|-------------------|-------------------|------------------------|--------------|
| Carbon Sink | Estuarine Wetland | 926.09 | 925.64 | -0.44 | 0.0% |
| | Palustrine "Forested" Wetland | 6,259.82 | 6,264.86 | 5.04 | 0.1% |
| | Palustrine "Open" Wetland | 291.48 | 270.21 | -21.28 | -7.3% |
| | Forested Areas | 21,582.08 | 21,357.16 | -224.92 | -1.0% |
| | Agricultural/Open Grassland | 1,707.70 | 1,737.00 | 29.30 | 1.7% |
| | Total | 29,841.08 | 29,629.23 | -212.30 | -0.7% |
| Not Carbon Sink | High Intensity Developed | 150.47 | 162.70 | 12.23 | 8.1% |
| | Medium Intensity Developed | 592.54 | 624.12 | 31.58 | 5.3% |
| | Low Intensity Developed | 2,530.61 | 2,621.70 | 91.09 | 3.6% |
| | Developed Open Space | 855.50 | 927.77 | 72.28 | 8.4% |
| | Unconsolidated Shore | 242.96 | 242.30 | -0.67 | -0.3% |
| | Bare Land | 100.80 | 103.69 | 2.89 | 2.9% |
| | Total | 4,472.88 | 4,682.28 | 209.41 | 4.7% |

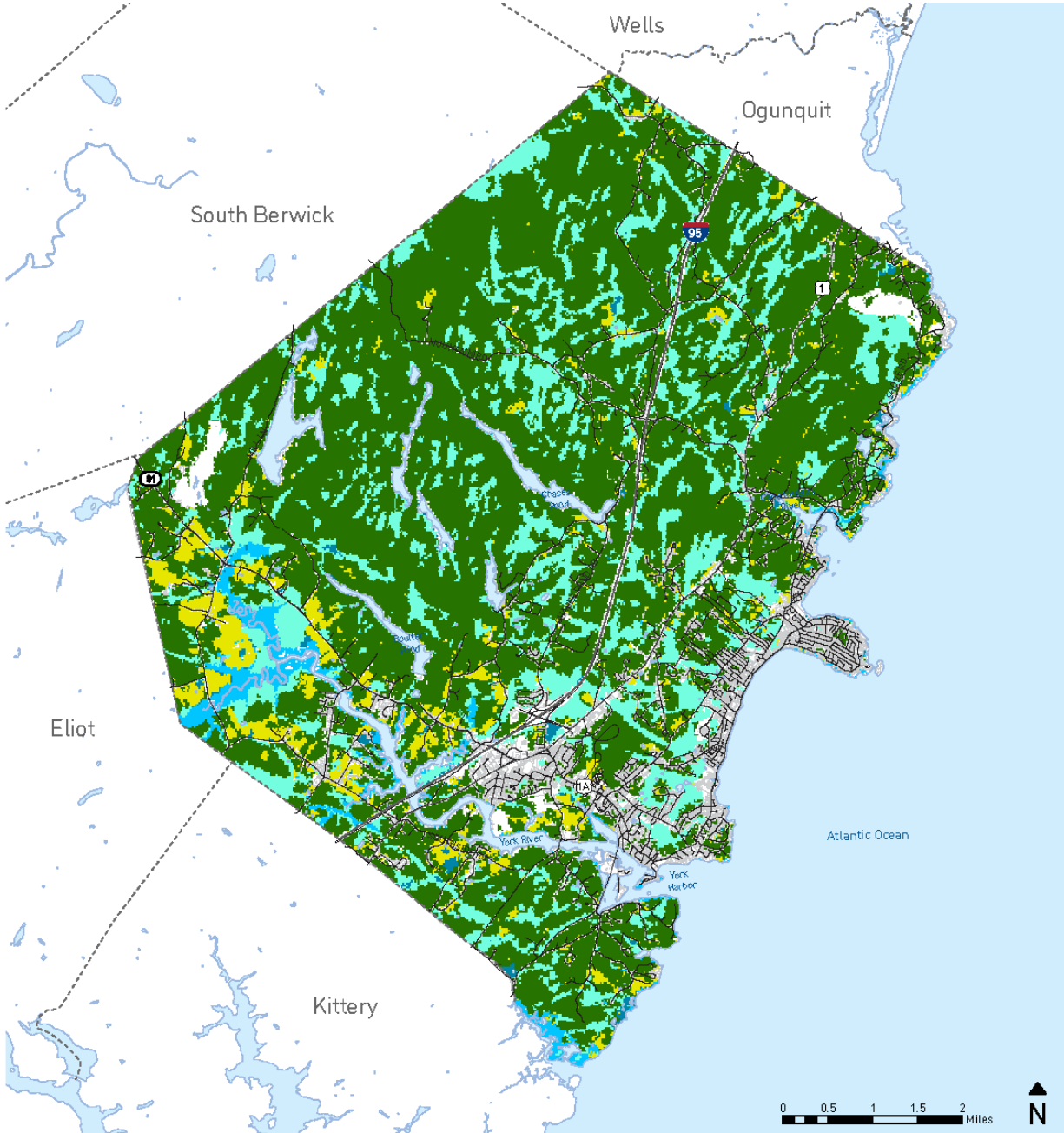
Source: Land coverage percentages were generated using NOAA's land use GIS data ([2016 and 1996 NOAA C-CAP Regional Land Cover](#)); relative rankings of carbon sink potential were based on McLeod et al 2011 (<https://esajournals.onlinelibrary.wiley.com/doi/full/10.1890/110004>).

Table 15 shows the land area inventories for 1996 and 2016, as well as the gross area change and percent change for each of the land use types. The carbon sink classes are listed from top to bottom in order of their relative carbon sequestration rates (i.e., estuarine wetlands sequester the most carbon per acre and agricultural/open grasslands sequester the least carbon per acre). These are general rankings as, in reality, carbon sink potential can vary by individual location and based on a number of factors.⁹⁵

Almost all of the nearly 210 acres of non-carbon sink land area gained between 1996 and 2016 was due to development, with a mix of high, medium, and low intensity development, as well as developed open space. Low intensity development is the most prevalent development type in York, suggesting that many property owners may be able to make individual changes on their private land to increase their carbon sink potential of their land by minimizing hard surfaces and adding more vegetation. The approximately three-acre difference between carbon sink area lost and non-carbon area gained could suggest that this land was lost due to encroachment of open water or could be a small statistical anomaly between the datasets for the two years. A map of areas with carbon sink potential is shown in Fig. 24.

⁹⁵ These tabulations are for interim use until the State of Maine completes its statewide inventory of carbon stocks, the results of which are expected in 2023.

Figure 24. Forested, Grassland, and Wetland Land Cover



Data Sources: 2016 NOAA Regional Land Cover Data, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset.
 Map created by CivicMoxie.

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



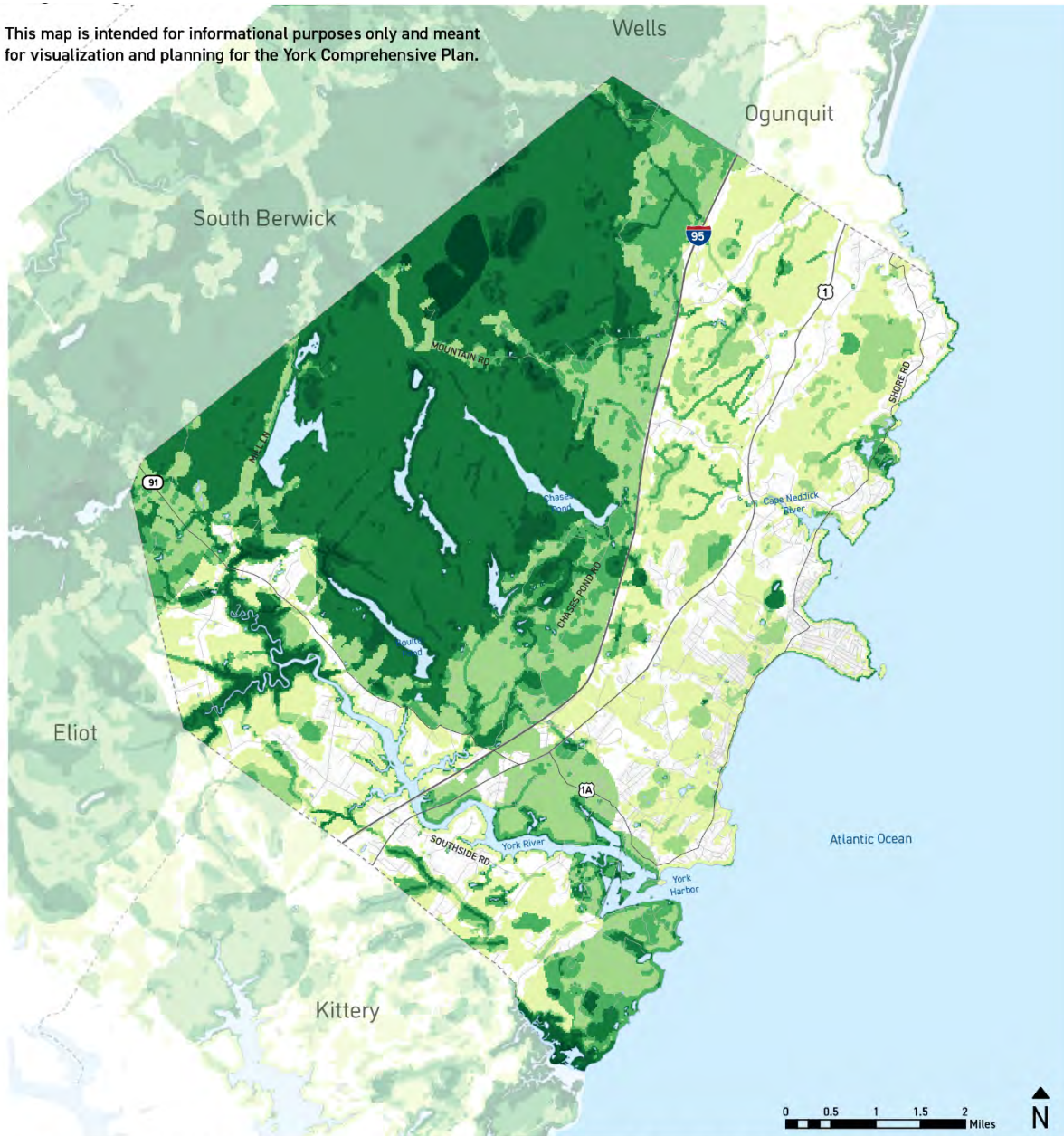
Overlap of Natural Resources

Many of York's natural resources are most valuable because of the interconnected nature of multiple high-value resources over large areas of undeveloped, unfragmented land. The Beginning with Habitat (BwH) program has compiled and mapped data from state agencies on locations of important habitats, plant, and water resources, and rated these locations based on the degree of overlap to highlight a given area's relative conservation value (Fig. 25). BwH offers a generalized and subjective view to aid in planning and should be considered as a starting point for discussion that includes local conservation organizations on conservation priorities.

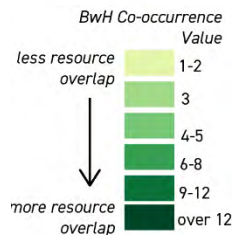


Figure 25. Overlap of Natural Resources

This map is intended for informational purposes only and meant for visualization and planning for the York Comprehensive Plan.



Data Sources: Beginning with Habitat Program, Maine Department of Inland Fisheries and Wildlife, received from Town of York August 30, 2021; Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.



The Beginning with Habitat Program (BwH) has compiled and mapped data from State agencies on locations of important habitats and water resources and rated these locations based on the degree of overlap to highlight a given area's relative conservation value. It offers a generalized and subjective view to aid in planning and should be considered as a starting point for discussion. Data factored into this map with methodology is listed below (some of the layers listed may not be present on this map).

Rare and Exemplary Natural Communities

- S1 (Critically Imperiled). Value of 4
 - S2 (Imperiled). Value of 4
 - S3 (Rare). Value of 3
 - S4 and S5 with A or B viability (Exemplary). Value of 3
- Rare plants**
- S1 (Endangered). Value of 3
 - S1S2-S2 (Threatened). Value of 2
 - S2S3 - S3 (Special Concern). Value of 1

Listed Animals

- Endangered Species (with buffer). Value of 3
- Threatened Species (with buffer). Value of 2
- Species of Special Concern (with buffer). Value of 1

Significant Wildlife Habitats

- Shoreland Habitat. Value of 3
- Seabird Nesting Islands. Value of 3
- Essential Wildlife Habitat. Value of 3
- Wading Bird and Waterfowl Habitats (inland and tidal). Value of 2
- Deer Wintering Areas. Value of 1
- Significant Vernal Pools (with 500' buffer). Value of 1
- Atlantic Salmon Habitat. Value of 2
- Heritage Brook Trout Waters. Value of 2
- Shellfish Beds. Value of 1

Riparian Zones and Water Resources

- Tidal waters 250' buffer. Value of 2
 - Great Ponds 250' buffer. Value of 1
 - Rivers 250' buffer. Value of 1
 - Streams 75' buffer. Value of 1
 - Wetlands greater than 10 acres plus 250' buffer. Value of 1
 - Wetlands less than 10 acres plus 75' buffer. Value of 1
 - Groundwater aquifers. Value of 1
- Undeveloped Habitat Blocks**
- Areas over 1200 acres. Value of 3
 - Areas of 600 to 1200 acres. Value of 2
 - Areas of 200 to 600 acres. Value of 1



Scenic Resources

With its coastal location and abundance of other natural resources, York's scenic resources contribute to quality of life for residents and attract visitors to town. Scenic resources in York include its beaches, ocean, forests, water bodies, trails and walking paths, and more. Views can be seen from individual publicly-accessible points (scenic points), or from longer routes with multiple views (scenic routes). While most of these scenic resources are located on publicly-controlled land, a few such as the Cliff Walk, Fisherman's Walk, and Long Sands Beach, are at risk from loss of public access.

Views from Mount A

On a clear day, views from the top of Mount A extend to the Atlantic Ocean – out to Boon Island, the Isles of Shoals, and Cape Ann – as well as inland to the White Mountains. The summit of Mount A benefits from active shrubland management and annual efforts to preserve scenic vistas and to support an early successional habitat of shrubland, thickets, and young forest. The Mount A summit is famous for being one of Maine's favorite hawk-watching sites. An average of 4,000 birds are seen migrating annually and it's not uncommon to see hundreds in just a few hours (Mt. A brochure).

There are a few Town Ordinances that include requirements to limit disruption to scenic resources in York. Article 9-A of the Town of York Zoning Ordinance, which regulates small windmills in York, requires that a small windmill not be placed in a location that would substantially detract from, or block the view of, a designated Scenic Resource, as listed in the Town of York Comprehensive Plan, as viewed from any public road right-of-way within the town. Article 9-A also states that a substantial detracting from/blocking a view of a designated Scenic Resource, as determined by the Planning Board, shall constitute a basis for denial (York Zoning Ordinance 9-A.4.7).

Article 9-B of the Zoning Ordinance regulates Solar Energy Systems and includes a standard that reasonable efforts, as determined by the Planning Board, be made to minimize visual impacts by preserving natural vegetation, screening abutting properties, and protecting scenic resources (York Zoning Ordinance 9-B.6.c).

York's Site Plan and Subdivision Regulations require that information be provided to identify any scenic resources and empowers the Planning Board to require reasonable modification of a proposed development if that modification will help mitigate adverse impacts on aesthetic, scenic, or natural beauty of the area⁹⁶ (Site Plan and Subdivision Regulations 6.3.13 and 7.28).

⁹⁶ This standard only applies to resources specifically identified and recommended for protection in the *York Comprehensive Plan*, Natural Resources Chapter, adopted 2006 and amended 2013.



Scenic Points⁹⁷

Among the many scenic points and views in York, these are points accessible to the public having a view that encompasses an area, the viewshed, as seen from a particular location, the viewpoint, extending to the visual horizon and may be limited in direction to a particular horizontal sector.

- All viewing platforms on top of Mt. A
- Balcony on Mt A lodge
- Wiggly Bridge
- Sewalls Bridge
- Rice's Bridge
- I95 York River Bridge
- Scotland Bridge
- Cooks Bridge
- Chases Pond from Chases Pond Road
- Chases Pond from Situate Road
- Situate Pond from the boat launch
- Route 103 at Brave Boat Harbor
- South Side Road toward the York River
- York Harbor Beach
- Long Sands Beach
- Short Sands Beach
- Passaconaway (Cape Neddick) Beach
- Phillips Cove
- Hartley Mason Reserve
- Sohler Park
- All ocean views from public roads

Scenic Routes

These are public ways with views that encompass an area, the view corridor, as seen from multiple locations along the route, and are not generally limited to particular directions. The geographical route with starting and end points defines them along with descriptions of what makes the route scenic.

- Spur Road
- Shore Road
- Route 103
- Route 91 / Cider Hill Road
- Route 101 from Eliot to U.S. Route 1

⁹⁷ The below lists were sourced from the Natural Resources Inventory & Analysis Chapter of the amended 1999 Comprehensive Plan, adopted 2006 as amended through 2013, and supplemented with input from the Comprehensive Plan Steering Committee.

- Greenleaf Parsons Road
- Cliff Walk
- Fisherman’s Walk
- York River, from the Atlantic Ocean to the head of tide
- Cape Neddick River, from the Atlantic Ocean to the head of tide
- Brave Boat Harbor, from the Atlantic Ocean to the head of tide

The 2009 *Mount Agamenticus Summit Plan* notes the importance of scenic views from Mt. A and includes recommendations on soliciting public input on notable viewsheds to develop and/or maintain as well as seeking assistance from certified foresters on best management techniques for developing and/or maintaining these viewsheds. It also recommends consideration of options for consolidating towers within the Summit Management Area to allow for unobstructed views.⁹⁸

The 2018 *York River York River Watershed Stewardship Plan* includes recommendations to support further inventory and identification of protection priorities for scenic resources in the watershed, including those contributing to historic contexts and rural character.⁹⁹ Wild & Scenic designation for the York River would provide access to additional sources of funding and other resources that could contribute to protecting scenic resources.

Threats to York’s Natural Resources

Growth and Development Pressures

Some of the primary threats to York’s natural resources come from continuing growth pressures and their associated impacts. Historic development patterns in York have led to wide-spread development in environmentally sensitive areas, such as coastal dunes, marshlands, and inland wetlands. Many of York’s current land use problems are a result of decisions made more than a century ago. Sea level rise will worsen these problems and will create others as the town sees increasing impacts from climate change.



York Harbor Beach

⁹⁸ Mt. Agamenticus Steering Committee, *Mt Agamenticus Summit Guidelines for Usage*, 2009.

⁹⁹ *York River Watershed Stewardship Plan*. Prepared by the York River Study Committee. August 2018.



Threats to natural resources from growth and development pressure are wide-ranging. Below are some of the potential impacts of growth and development in York:¹⁰⁰

- Groundwater pollution from development on poor soils without public sewer collection and treatment;
- Non-point water pollution from road maintenance policies, and new development with inadequate erosion/sedimentation control, as well as runoff pollution from the use of herbicides, pesticides, and fertilizers;
- Reduction in surface water quality from increasing impervious surfaces in each watershed;
- Increased demand for water supply together with more frequent drought conditions and other issues related to climate change;
- Loss of biodiversity by habitat loss and fragmentation from new roads, paved roads (which increases use of the road as well as the speed of use) and development;
- Worsened flooding problems from more than a century of development patterns that did not consider natural resource protection, continued development, sea level rise, and more extreme storm events with heavy rainfall;
- Loss of native species by infestation of invasive species (i.e. introduction of non-native plantings at new developments);
- Loss of the working landscape by escalating land values, subdivisions/development, and neighborhood concerns and impacts;
- Loss of night sky by uncontrolled lighting of new and existing development;
- Reduction in air quality and loss of quiet because of increasing traffic (more people driving more miles because of sprawled patterns of land use and few alternative transportation modes) and because of smog generated up-wind;
- Loss of opportunities for solitude and recreation by reduction in size and loss of shorelines, combined with sea level rise;
- Decline in the health of the Gulf of Maine and the Atlantic Ocean resulting from continued overdevelopment of the coast and along the estuaries; and
- Overcrowding of harbor, other waters, and parks/trails as people compete to use finite resources.

¹⁰⁰ This list was developed based on information in the *York Comprehensive Plan Inventory and Analysis Natural Resources Chapter* (adopted 2006 as amended through 2013) and supplemented with additional information from the consultant team and Comprehensive Plan Steering Committee.

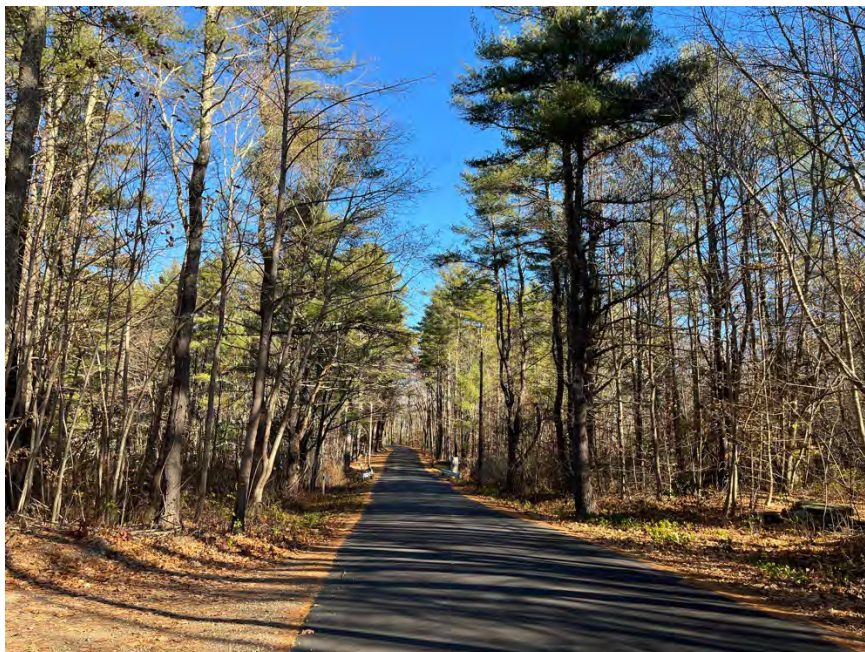
In 2017-2018, the Southern Maine Planning and Development Commission (SMPDC) partnered with Spatial Alternatives, a GIS consulting firm based in Yarmouth ME and the York River Study Committee to conduct a GIS-based build-out analysis for the York River Watershed along with an accompanying Regulatory & Non-Regulatory Recommendations Report. The analysis determined that there were an estimated 3,038 buildings in the watershed with the possible addition of 2,295 buildings at full build-out using existing zoning regulations. Notably, this analysis identified one of the largest undeveloped blocks in York, adjacent to public water supplies, as an area with potential for nearly 150 new building units (Table 16 and Fig. 26).

Table 16. York River Watershed Build-out Analysis – Overall Development Within the Watershed by Town

Overall development within the watershed analyzed by town is shown below:

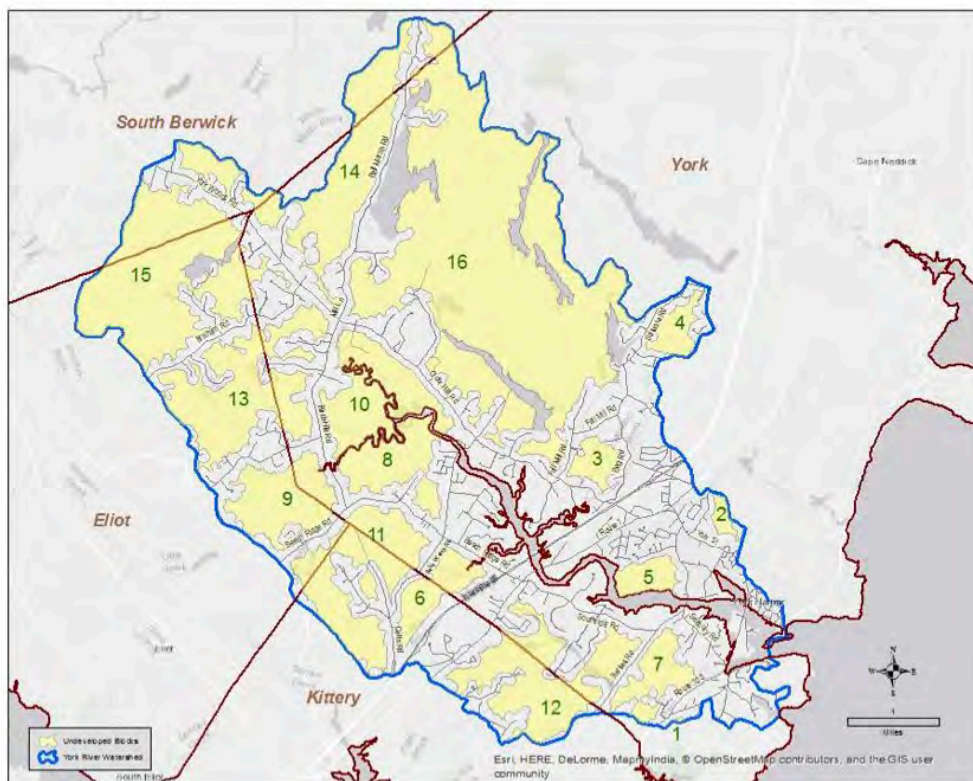
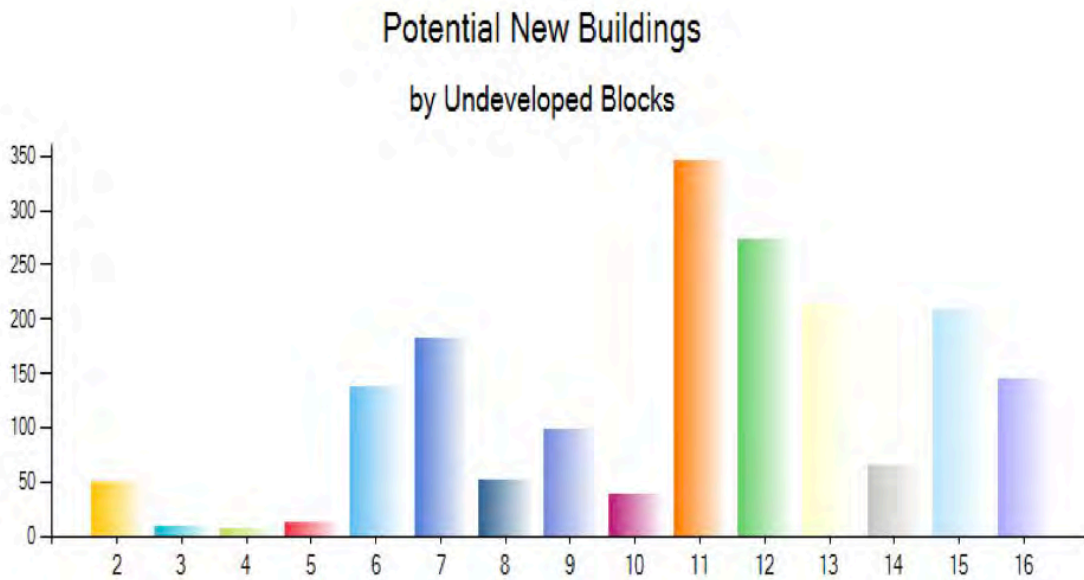
| Town | Watershed Acres | Watershed % | Existing Building | %Total Existing Buildings | Existing Density DU/Acre | Potential Buildings | % Potential Buildings | Total Buildings | % Buildings | Potential Density DU/Acre | Conservation (acres) |
|------------------------|-----------------|-------------|-------------------|---------------------------|--------------------------|---------------------|-----------------------|-----------------|-------------|---------------------------|----------------------|
| York | 15172 | 71% | 2489 | 82% | 0.16 | 1116 | 49% | 3605 | 68% | 0.24 | 4344 |
| Kittery | 1981 | 9% | 225 | 7% | 0.11 | 690 | 30% | 915 | 17% | 0.46 | 322 |
| South Berwick | 1099 | 5% | 93 | 3% | 0.08 | 90 | 4% | 183 | 3% | 0.17 | 531 |
| Eliot | 3032 | 14% | 230 | 8% | 0.08 | 399 | 17% | 629 | 12% | 0.21 | 387 |
| Total Watershed | 21284 | | 3037 | | 0.14 | 2295 | | 5332 | | 0.25 | 5584 |

Source: SMPDC and Spatial Alternatives, York River Watershed Study: Build-out Analysis and Recommendations Report, 2018.



Rural road in York

Figure 26. York River Watershed Build-out Analysis - Potential New Buildings by Undeveloped Blocks



Source: SMPDC and Spatial Alternatives, *York River Watershed Study: Build-out Analysis and Recommendations Report*, 2018.



Climate Change and Sea Level Rise

Climate change could have a devastating effect on York's natural resources, disrupting local ecosystems and destroying some of the best tools for fighting climate change. In addition, loss of dry beach area and property values would have a likely impact on the tourism economy and the Town's tax base. The natural environment plays crucial roles in removing carbon dioxide (CO₂) from the atmosphere and buffering the built environment against flooding and severe weather.¹⁰¹

Coastal Erosion

Coastal or shoreline erosion occurs when storms, flooding, storm surge, sea level rise, and human-related activities wear away the rocks, soils, and/or sands along the coast over time. Erosion can occur due to an acute weather-related event or long-term change in the coastline. Erosion is a concern along York's Atlantic coast as well as the shorelines along its tidal rivers, including the York and Cape Neddick Rivers. The York River Study Committee reported that most of the York River archaeological sites recorded by Henry Mercer in 1891 has been destroyed due to shoreline erosion.¹⁰²

The loss of natural barriers to erosion reduces their ability to buffer inland areas from storm surges, threatening adjacent properties and infrastructure and coastal ecosystems.¹⁰³ In addition, erosion destroys species habitats, impacts water filtration, and can steepen shorelines and increase the likelihood of abrupt landslides or chronic land loss.¹⁰⁴ Analysis conducted for the Maine Climate Council projected that with 1.6 feet of sea level rise, 42% of York County's dry beach (above the high tide line) and 55% of its dunes will be at risk of inundation and erosion. With 3.9 feet of sea level rise, 75% of dry beach and 92% of dunes are projected to be lost. Eastern Research Group (ERG) has estimated the ecosystem service value of Maine's beaches and dune at about \$105,000 per acre.¹⁰⁵

¹⁰¹ Information about how climate change is likely to impact York, including its natural resources, is taken from the Town of York's climate planning work of 2021-2022.

¹⁰² *York River Watershed Stewardship Plan*. Prepared by the York River Study Committee. August 2018. <http://www.yorkrivermaine.org/wp-content/uploads/2018/09/York-River-Watershed-Stewardship-Plan-August-2018.pdf>.

¹⁰³ Cities of Portland and South Portland, "Climate Change Vulnerability Assessment."

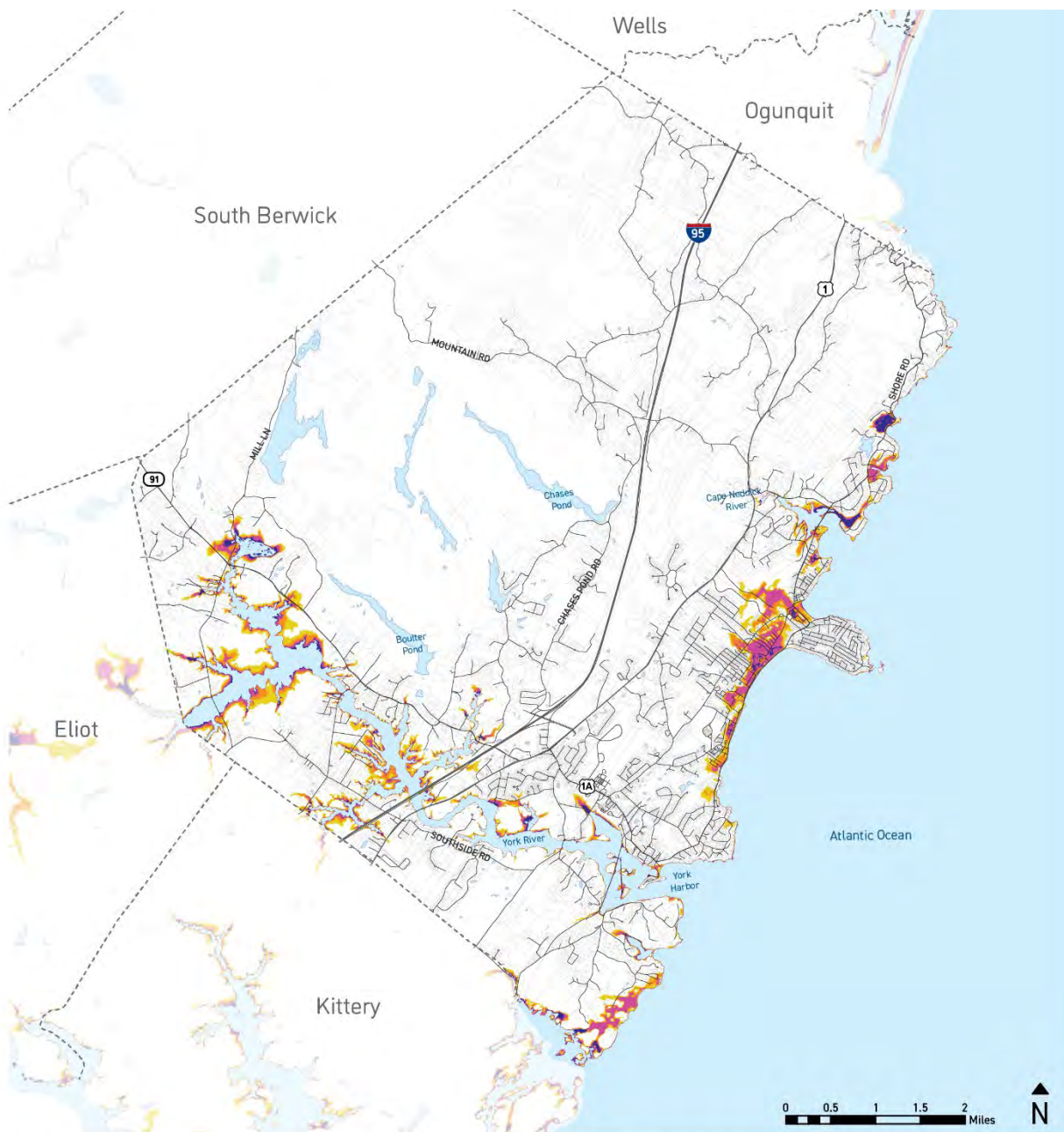
¹⁰⁴ Eastern Research Group, "Cost of Doing Nothing Analysis,"

<https://www.maine.gov/future/sites/maine.gov.future/files/inline->

[files/ERG_MCC_AssessingImpactsClimateChangeMaine_Summary.pdf](https://www.maine.gov/future/sites/maine.gov.future/files/inline-files/ERG_MCC_AssessingImpactsClimateChangeMaine_Summary.pdf), 48; Troy, 2012.

¹⁰⁵ Eastern Research Group, "Cost of Doing Nothing Analysis," 48; Troy, 2012 (2018\$ adapted from 2011\$).

Figure 27. Projected Sea Level Rise and Storm Surge Scenarios in York



Data Sources: Maine Geological Survey, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset.
Map created by CivicMoxie.

- Current Highest Astronomical Tide (HAT)
- 1.5 Feet Above HAT
- 4 Feet Above HAT
- 6 Feet Above HAT
- 9 Feet Above HAT



Marshes and Marsh Migration

Marshes exist in transition zones between uplands and the open ocean, serving as a vital habitat for many species and a natural buffer from coastal flooding and storm waves. In addition, marshes can filter runoff and excess nutrients, minimize the impacts of erosion, and remove greenhouse gases from the air. Due to these benefits and the sensitivity of tidal areas to climate hazards, understanding how marsh communities may respond to sea level rise is key for preservation and restoration efforts.¹⁰⁶

There are approximately 926 acres of coastal wetlands in York. However, as sea levels rise, this will likely change as marshes migrate and lose suitable habitat. The process of marsh migration occurs naturally, but climate change factors can accelerate and simulate additional migration.¹⁰⁷ Most of the potential marsh migration area in York is along the York River, where the majority of the town's marshes are today. Other areas with some potential for marsh migration are Brave Boat Harbor and the Cape Neddick River.¹⁰⁸

On the other hand, sea level rise can cause marsh loss when adjacent lands are steep or developed like much of York's coast, which prevents further inland migration. As a result, marshes are converted into open water or mudflats.¹⁰⁹ Loss of marshes is problematic from resilience and mitigation standpoints, as sequestration rates from coastal wetlands, known as "blue carbon," are even greater than terrestrial ecosystems like forests.¹¹⁰

The Maine Geological Survey has projected potential marsh migration under various sea level rise/storm surge scenarios (Figs. 28-30). Table 17 shows the potential marsh migration area in York for each of these scenarios. With six feet of sea level rise, the potential marsh migration area in York represents approximately 68% of the town's current coastal wetland area of 926 acres. Most of the potential marsh migration area is along the York River, where the majority of York's marshes are today (Fig. 28). Other areas with some potential for marsh migration are Brave Boat Harbor and the Cape Neddick River (Figs. 29 and 30).¹¹¹

¹⁰⁶ [Cities of Portland and South Portland, "Climate Change Vulnerability Assessment."](#)

¹⁰⁷ Cameron, Donald and Slovinsky, Peter A., "Potential for Tidal Marsh Migration in Maine" (2014). Geology Documents. 145. https://digitalmaine.com/geo_docs/145

¹⁰⁸ https://www.maine.gov/dacf/mnap/assistance/marsh_migration.htm

¹⁰⁹ [Cities of Portland and South Portland, "Climate Change Vulnerability Assessment."](#)

¹¹⁰ Eastern Research Group and Synapse Energy Economics, "Summary Report," https://www.maine.gov/future/sites/maine.gov.future/files/inline-files/ERG_MCC_AssessingImpactsClimateChangeMaine_Summary.pdf, 10

¹¹¹ Maine Geological Survey, 2021.

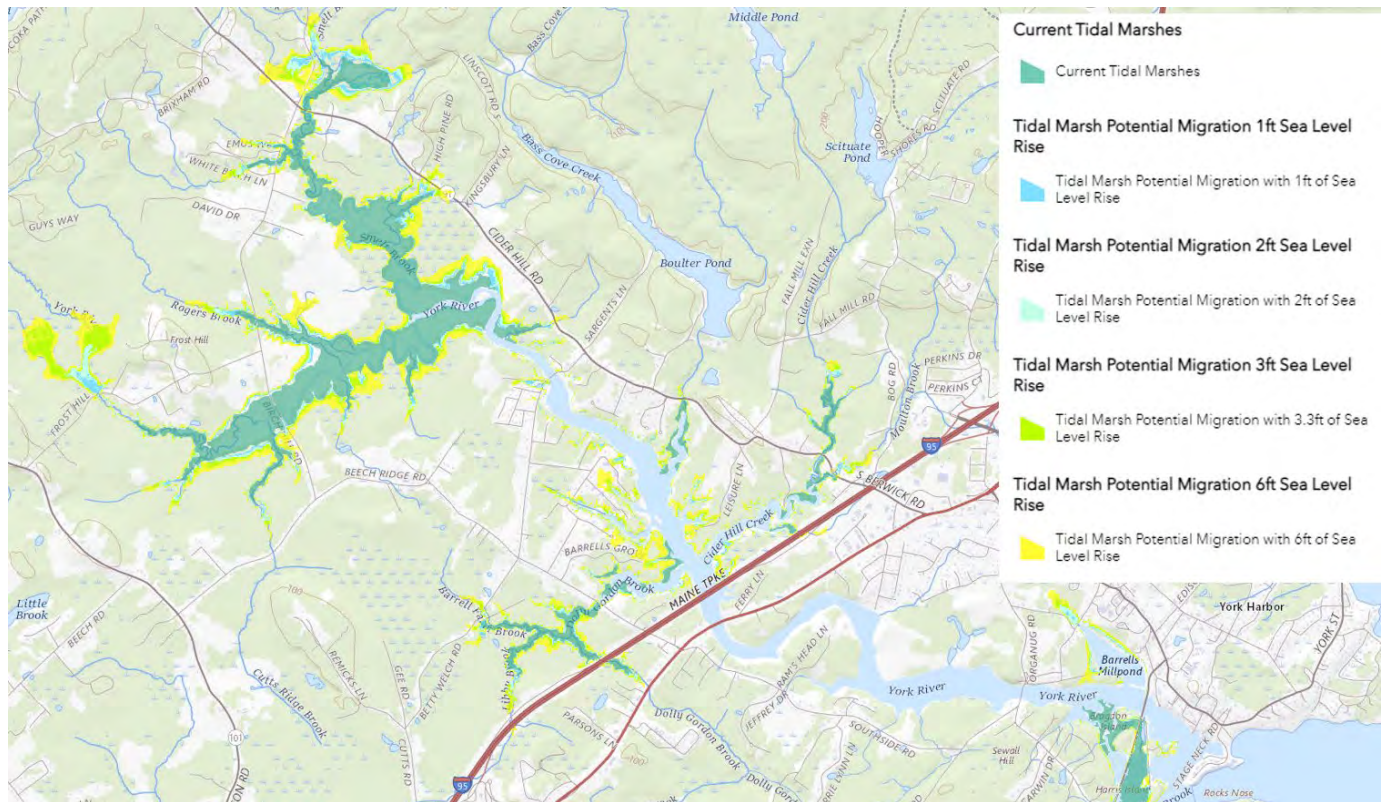
https://www.maine.gov/dacf/mnap/assistance/marsh_migration.htm

Table 17. Potential Marsh Migration Area in York in Four Sea Level Rise (SLR) Scenarios

| SLR Scenario | Potential Marsh Migration Area (Acres) |
|--------------|--|
| 1 ft | 86.46 |
| 2 ft | 174.82 |
| 3.3 ft | 310.12 |
| 6 ft | 628.74 |

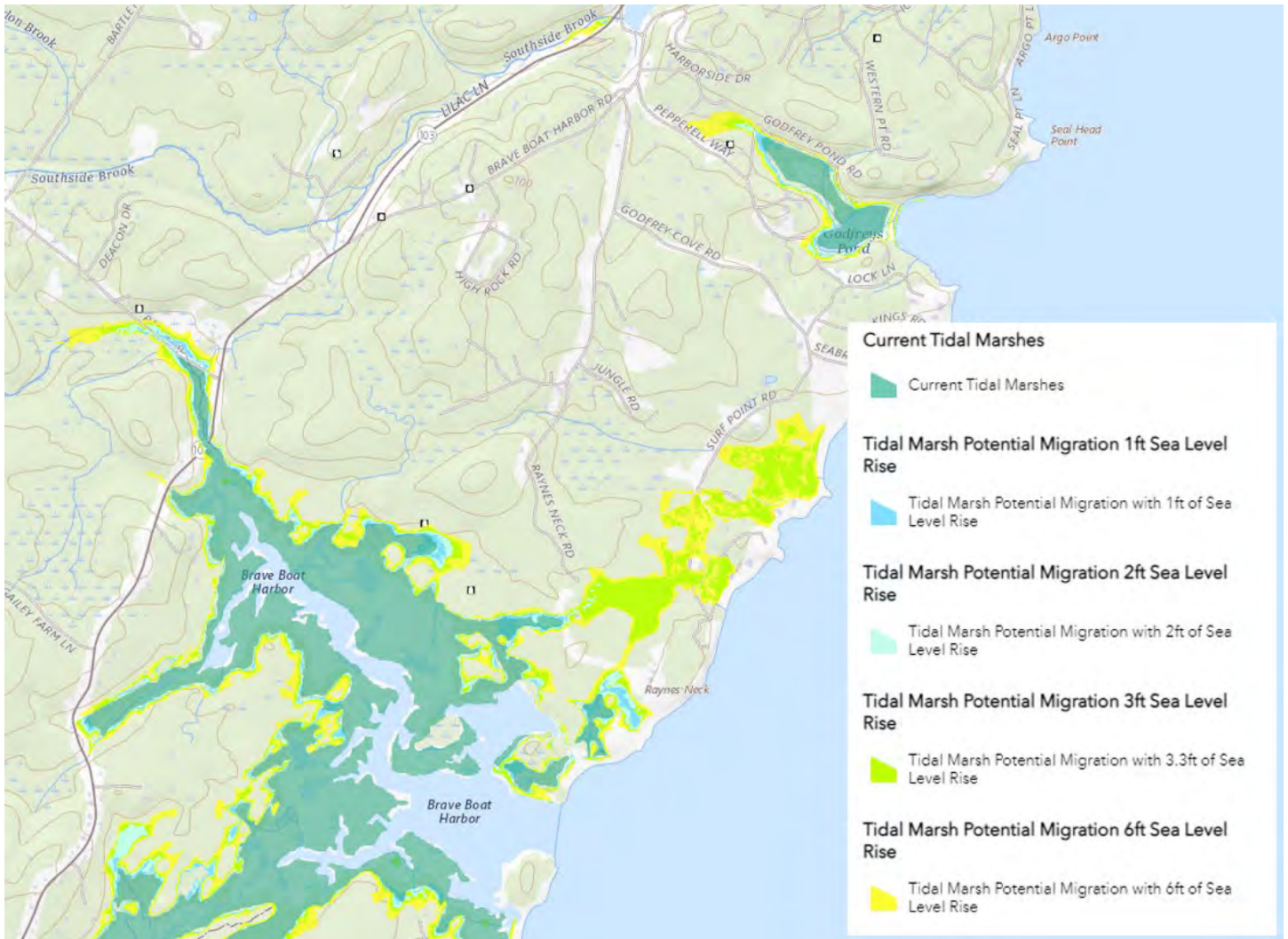
Source: Data from Maine Geological Survey

Figure 28. York River Potential Marsh Migration



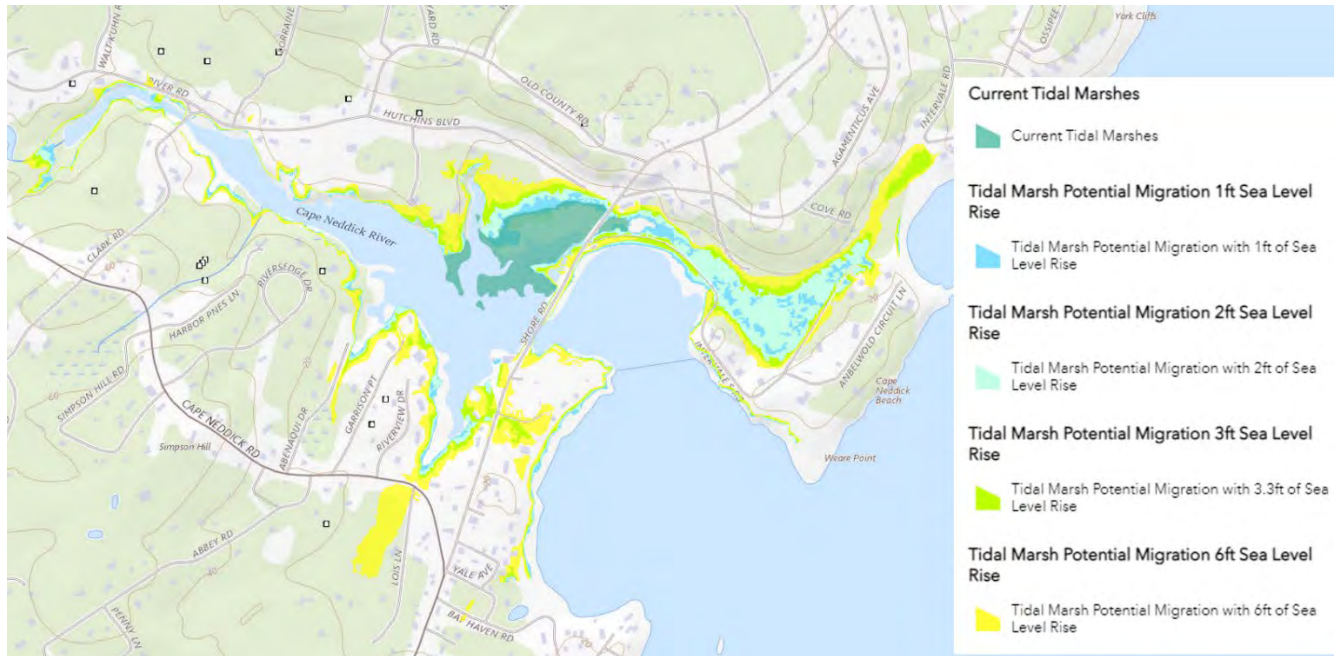
Source: Maine Geological Survey, 2021

Figure 29. Brave Boat Harbor Potential Marsh Migration



Source: Maine Geological Survey, 2021

Figure 30. Cape Neddick River Potential Marsh Migration



Source: Maine Geological Survey, 2021

Pollution from Increased Stormwater Runoff

Stormwater runoff is generated from rain and snowmelt that flows over the land and is not absorbed into the ground, either because a surface is impervious, such as a road, or the soil of over-saturated. Runoff accumulated with pollutants, sediment, and bacteria often flows in lakes, rivers, streams, and coastal waters if not captured by stormwater infrastructure. In developed areas like York, common sources of stormwater pollution are pet waste, failed septic systems, lawn fertilizer, trash, and fuel and oil from cars and boats.¹¹²

With York’s projected increase in rainfall and more frequent and intense flooding events, a greater volume of stormwater carrying these pollutants containing high concentrations of nutrients and other harmful substances will end up in the town’s natural water resources. Excess nutrients in York’s waters can promote shifts to less-desirable species like invasive species, cyanobacteria, and toxin-producing algal species.¹¹³ Pollutants and bacteria can harm aquatic life and make water unsafe for swimming, resulting in closures to beaches and other swimming areas. York drinking water reservoirs will also be more vulnerable to water quality issues from increased stormwater runoff.

¹¹² [Cities of Portland and South Portland, Climate Change Vulnerability Assessment.](#)

¹¹³ [MCC-STs. “Scientific Assessment of Climate Change and Its Effects in Maine.”](#)



Forest Ecosystems and Composition

While forests will continue to be abundant, the composition and growth patterns of trees in the future will continue to change due to changes in temperature, precipitation patterns, atmospheric concentrations of CO₂, and other air pollutants. Southern Maine is dominated by oak/pine forests composed of red oak, eastern white pine, red maple, eastern hemlock, white ash, and several hickories. Along coastal areas of Southern Maine, forests are also often abundant in wetland areas, containing species like Atlantic white cedar, ash, and hemlock.¹¹⁴ As a transition zone, York's forests also include a mix of more northern softwood species, including spruce and fir.¹¹⁵ Already in lower abundance in York, these northern softwood species are likely to decline in the future due to less snow and warmer winter temperatures.¹¹⁶ On the other hand, hardwoods like oak and maple are projected to tolerate regional changes adequately,¹¹⁷ while American beech is projected to substantially increase in abundance partly due to higher temperatures and precipitation.¹¹⁸

Higher temperatures and more variable precipitation will put forests more at risk from pests, disease, and wildfire.¹¹⁹ Maine currently has some of the highest densities of non-native forest pests in the US, and climate change and human behavior are expected to increase pest populations in the next decade. Perhaps most notably, Hemlocks are experiencing ever increasing threats from the Woolly Adelgid, which proliferates when winters are warmer. The disappearance of hemlocks would have a cascading impact on the rest of the forest ecosystem.

Marine Ecosystems and Composition

The Gulf of Maine has historically had a subarctic ecosystem that supports fish such as the Atlantic cod and Atlantic herring, right and humpback whales, and seabirds like Atlantic puffins and tern species. However, climate change impacts such as sea level rise, warmer temperatures, ocean acidification, and increased precipitation are likely to shift species composition, alter marine and coastal food webs, and make coastal ecosystems less resilient to other stressors like invasive species, habitat destruction, and elevated nutrient levels.¹²⁰ Already, shallow-water fish like Atlantic herring, winter flounder, haddock, and alewife ranges

¹¹⁴ United States Department of Agriculture. Maine Forests. 2013.

https://www.fs.fed.us/nrs/pubs/rb/rb_nrs103.pdf.

¹¹⁵ Natural Resources Chapter of the *York Comprehensive Plan* dated 11.5.2013

¹¹⁶ [MCC-STC. "Scientific Assessment of Climate Change and Its Effects in Maine."](#)

¹¹⁷ <https://www.nrs.fs.fed.us/pubs/55635>

¹¹⁸ [MCC-STC. "Scientific Assessment of Climate Change and Its Effects in Maine."](#)

¹¹⁹ [MCC-STC. "Scientific Assessment of Climate Change and Its Effects in Maine."](#)

¹²⁰ [Cities of Portland and South Portland, "Climate Change Vulnerability Assessment."](#)



are migrating northward. Right whales are having fewer calves and moving further north as well.¹²¹

Warmer temperatures and increasing nutrients in water bodies will likely favor the proliferation of invasive species in marine ecosystems. Green crabs, Asian shore crabs, tunicates, and invasive seaweed are common invasives that continue to threaten marine ecosystem health.¹²²

Invasive Species

Invasive species can be plants, animals, insects, and other organisms (e.g., microbes) introduced to areas where they did not exist before.¹²³ The Maine Wildlife Action Plan identifies invasive non-native species/diseases as a primary threat to species of greatest conservation need (SGCN) and to key habitats throughout Maine. Invasive plant and animal species degrade habitats and directly displace native species through competition or predation. Invasive species impacts are expected to become more problematic with changing climate conditions, and native species whose habitats are increasingly threatened by invasive species are more vulnerable to impacts from a changing environment.¹²⁴

The Maine Natural Areas Program (MNAP) administers a mapping system called iMapInvasives, which shows where locations of invasives have been reported. Invasive species found in York and reported in iMap include: Hemlock woolly adelgid; Asiatic bittersweet; Common reed; Purple loosestrife; Cypress spurge; Glossy false buckthorn; Red alga; Japanese honeysuckle; Japanese knotweed; Variable-leaf milfoil; Multiflora rose; Morrow's honeysuckle; Japanese barberry; Japanese stilt grass; Black locust; Garlic Mustard; Rugosa Rose; Swallowwort; Giant Hogweed; Green crab; and Asian shore crab.¹²⁵

Findings from the 2017 Assessment of Spring Fishing Communities in the York River, Maine identified the following invasive or non-native species in the York River: European green crab, bluegill, and yellow perch.¹²⁶

¹²¹ [MCC-STC. "Scientific Assessment of Climate Change and Its Effects in Maine."](#)

¹²² [MCC-STC. "Scientific Assessment of Climate Change and Its Effects in Maine."](#)

¹²³ Town of York, *York Comprehensive Plan*, Natural Resources Inventory & Analysis, adopted 2005 as amended through 2013.

¹²⁴ *York River Watershed Stewardship Plan*. Prepared by the York River Study Committee. August 2018.

¹²⁵ iMapInvasives, <https://imapinvasives.natureserve.org>

¹²⁶ Wells National Estuarine Research Reserve, *Assessment of Spring Fishing Communities in the York River, Maine*, 2017.



Invasive species can be transported by birds and mammals through their droppings, or spread through human activities, such as:¹²⁷

- Transporting species between water bodies via watercraft, trailers, and other equipment;
- Releasing invasive species into the wild from aquariums, water gardens, research and education projects, and illegal stocking;
- Discharging untreated biological waste from aquaculture, seafood or other processing facilities that introduce pathogens and other organisms to marine waters;
- Releasing ships' ballast water containing invasive species into marine waters; and
- Transporting infested soils to be used for filling construction sites and wetlands.

In 2020, the York Conservation Commission identified a number of recommendations for actions to be taken by the Town of York to limit the spread of invasive plants and to deal with any existing invasives on town owned or public access land. These recommendations included education for all town departments involved in land management, creating a town map of where all invasives are located, identifying set plans of action across all departments for treatment, prevention, and monitoring of invasive plants.¹²⁸

Interconnected Systems

Because natural resources in York operate as a system of complex inter-relationships, the additional impacts of any one of these threats can be far-reaching and affect multiple natural resources. The last Comprehensive Plan Inventory and Analysis Natural Resources chapter (added 2006, as amended through 2013) highlighted a few examples of the interrelated nature of these resources and the importance of systems thinking:

- Erosion along roads and trails generates non-point pollution: river water quality degrades; fish spawning beds silt in, reducing the habitat value; and less biological integrity contributes to a reduction in ocean's food supply.
- Sea level rises: saltmarsh will change to mud flats; shorelines will destabilize, especially in areas currently at risk for coastal landslide; and flooding will impact buildings currently out of the floodplain, and will force alteration of the road network in flood-prone areas.
- Dividing a large unfragmented block in half with a new subdivision and road: biodiversity will decline; tree species could be impacted; recreation opportunities will decline; and houses will encroach on former hunting areas, restricting firearms

¹²⁷ Town of York, *York Comprehensive Plan*, Natural Resources Inventory & Analysis, adopted 2005 as amended through 2013.

¹²⁸ York Conservation Commission, *Invasive Plants in the Town of York*, August 25, 2020.



discharge and resulting in smaller areas for hunting, and reducing the opportunity for finding solitude.

Ongoing Efforts to Protect Natural Resources

Conservation Efforts & Partnerships

There are many organizations and initiatives working to protect and conserve land in York. According to data published by the State's conservation database register, within the Town of York there are approximately 9,453 acres of conservation land in public or private ownership.¹²⁹ The vast majority of conservation land in York is located in the greater Mt. Agamenticus area.

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 Town, state and federal holdings are held exclusively for conservation purposes. Town staff and recent planning efforts have reported that more than half of the land, that owned by the two water districts, is conservation land only to the extent it serves to protect the sources of their public water supplies. While the District maintains use restrictions on these lands, the districts are not obligated to keep them. Still, as these lands are reflected in the State database and they are protected from development pressures in the short term, they are shown as conservation lands.¹³⁰

Private conservation land and easements are held by the York Land Trust, the Maine Coast Heritage Trust, and the Great Works Regional Land Trust. Partnership between the Town and the York Land Trust has been the primary method of adding additional conservation land in York.

The York Conservation Commission has identified five Town of York conservation easements totaling approximately 192 acres that have not been registered with the State conservation register by the Town. Once registered, the Conservation Commission plans to monitor these lands.¹³¹ York would benefit from increased Town capacity for tracking registrations and monitoring conservation easements, perhaps through the form of designated staff support to the Conservation Commission.

¹²⁹ State of Maine Conserved Lands, 2021.

¹³⁰ Town of York, *York Comprehensive Plan*, Natural Resources Inventory & Analysis, adopted 2005 as amended through 2013.

¹³¹ Correspondence with York Conservation Commission Chair, December 2, 2021.



Mt. Agamenticus to the Sea Initiative (MtA2C)

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. Partners involved in the MtA2C initiative include, Great Works Regional Land Trust, Kittery Land Trust, Maine Coast Heritage Trust, Maine Department of Inland Fisheries and Wildlife, The Nature Conservancy – Maine Field Office, Trust for Public Land, US Fish and Wildlife Service/Rachel Carson National Wildlife Refuge, Wells National Estuarine Research Reserve, York Land Trust, and York Rivers Association.¹³²

MtA2C identifies six broad areas as conservation targets:

- Significant contiguous forestlands, unfragmented forested uplands and freshwater wetlands
- Water quality and quantity, coastal and tidal communities
- Rare or sensitive habitat patches
- Early successional habitat, Blanding’s turtles, vernal pools
- Working farms, forests and waterfronts and traditional sustainable uses of the land and waterways
- Cultural landscape and historic structures, features and viewsheds ¹³³

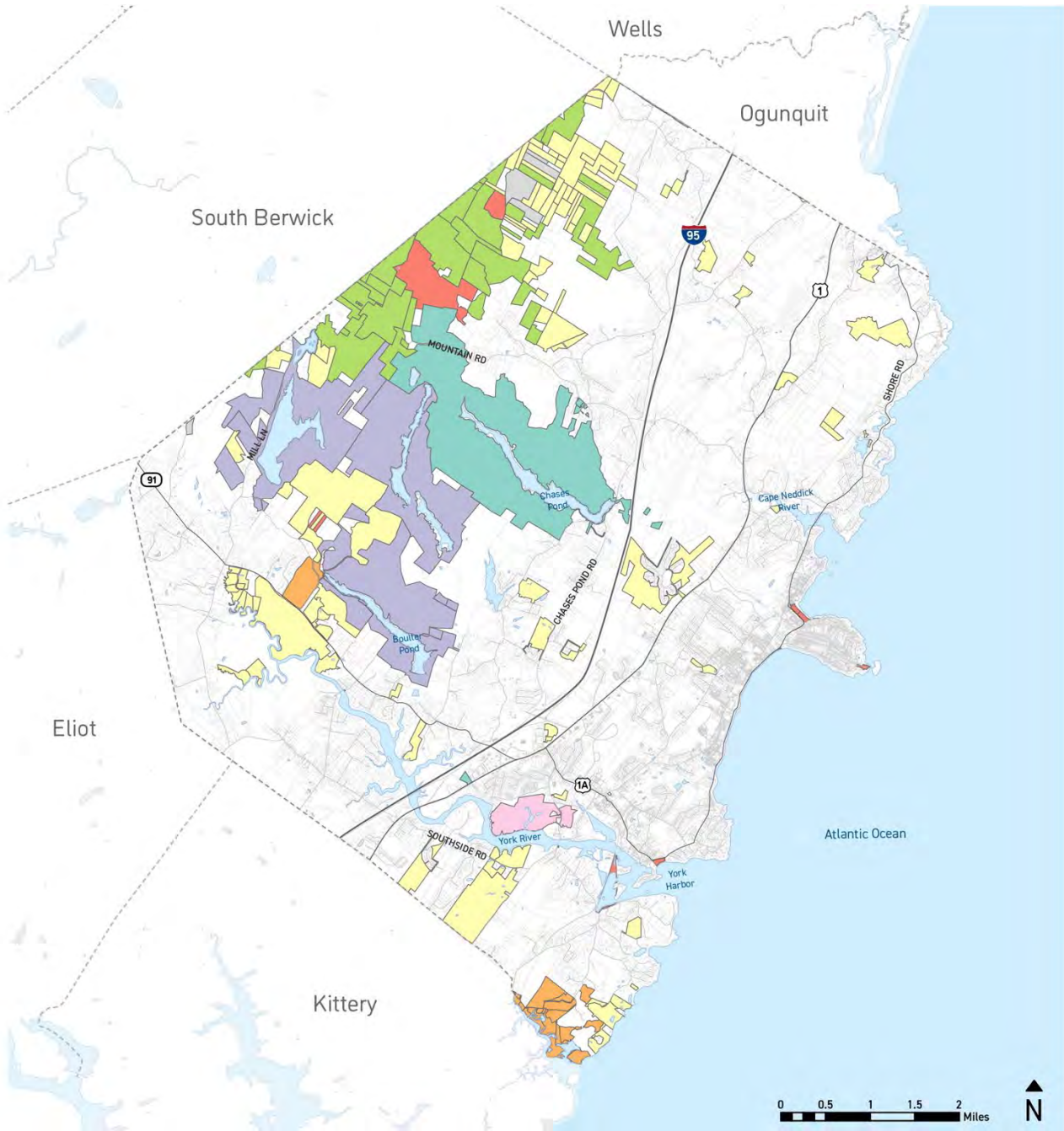
MtA2C’s work is guided by a 2005 conservation plan with a goal of reaching 19,000 acres of conserved natural lands and protected watersheds in the Mt. Agamenticus region to benefit people and wildlife. Since 2002, the MtA2C initiative has protected 5,046 acres of land, for a total of 15,086 acres in the MtA2C Focus Area (Fig. 32).¹³⁴

¹³² Learn About MtA2C <http://www.mta2c.org/learn/>

¹³³ A Conservation Plan for the Mt. Agamenticus to the Sea Conservation Initiative, 2005

¹³⁴ MtA2C Conservation Lands Map dated 1/25/21 by Maine Coast Heritage Trust.

Figure 31. Conserved Land by Land Holder



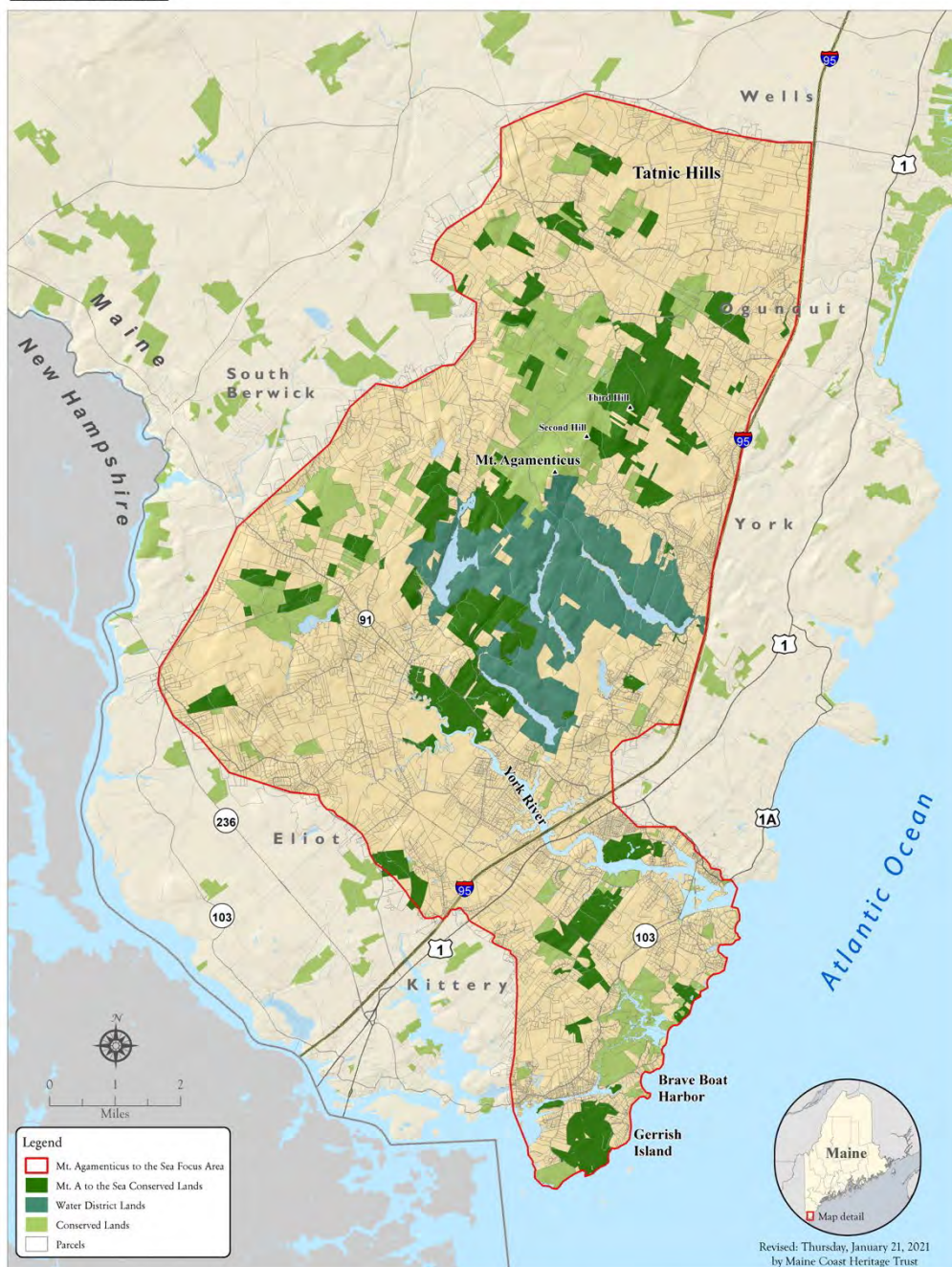
Data Sources: State of Maine Conserved Lands Data updated April 26, 2021 (credit to Department of Agriculture, Conservation and Forestry, Bureau of Parks and Lands, Land Use Planning Commission, Department of Inland Fisheries and Wildlife, State Planning Office, The Nature Conservancy, New England Forestry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

- | | | |
|------------------------|---|---------------------------------|
| York Water District | Town of York | Maine Coast Heritage Trust |
| York Land Trust, Inc. | US Fish and Wildlife Service | Great Works Regional Land Trust |
| Kittery Water District | Maine Department of Inland Fisheries and Wildlife | |

Figure 32. MtA2C Conservation Lands Map (2021)



Mt. Agamenticus to the Sea CONSERVATION INITIATIVE



MtA2C protected lands since 2002: 5,046 acres Total Open Space in MtA2C Focus Area: 15,086 acres

Source: mta2c.org



York Land Trust

The York Land Trust (YLT) owns or maintains a number of preserves in York and also works to facilitate preservation of additional land. The organization has been working in the Mount Agamenticus region for 25 years to help conserve more than 14,000 acres of land within the 48,000-acre area of York, Kittery, Eliot, the Berwicks, and Wells. YLT directly stewards roughly 2,400 acres of community lands, including Public Access Preserves, Limited Access Preserves, and Conservation Easements on privately owned lands.

Looking ahead, the YLT's stated priority focus areas for conservation efforts include coordination with the regional MtA2C initiative to protect as much contiguous area as possible in the Mt. A region across six towns, as well expanding holdings in an 1100 acre area close to the water between Pine Hill Rd and Shore Rd, where YLT has recently acquired 320 acres of land.¹³⁵

Fuller Forest

At Fuller Forest, the York Land Trust has transformed a working forest into a nature preserve. Originally acquired by the Trust in 2017 following a town referendum where York voters approved a \$300,000 contribution from the town toward this project, the preserve is now a sustainably-managed working forest with public access trails that opened to the public in December 2020. The preserve totals 220 acres and includes include a mixed hardwood forest, ponds, streams, and forested wetlands that provide habitat for a diversity of wildlife. It abuts additional conservation lands that together create a 1,300-acre contiguous block of undeveloped land.

Source: Jane Murphy, "York Land Trust opens Fuller Forest Preserve to the public", Portsmouth Herald, Dec 28, 2020.

Maine Coast Heritage Trust

The Maine Coast Heritage Trust is a non-profit land conservation organization with stated goals of increasing access to the coast for everyone, making the coast more resilient to climate change, and supporting coastal communities.¹³⁶

Great Works Regional Land Trust

The Great Works Regional Land Trust (GWRLT) works with landowners and communities of Eliot, South Berwick, Berwick, North Berwick, Wells and Ogunquit to conserve important resources including clean water, working landscapes (farmland and woodlots), unfragmented

¹³⁵ Correspondence with York Land Trust, Fall 2021.

¹³⁶ Maine Coast Heritage Trust Website, <https://www.mcht.org>



forests, wildlife habitats, cultural and historic features, recreational opportunities, and scenic views.¹³⁷

Maine Wildlife Management Areas

The Maine Department of Inland Fisheries and Wildlife owns and manages Wildlife Management Areas (WMAs) with a mission and purpose to provide a statewide, ecologically based system of land holdings for the protection and enhancement of important wildlife habitats that also provide opportunities for all types of public recreation. The Department manages 69 WMAs across the state, including the Mt. Agamenticus WMA in York.¹³⁸

Rachel Carson National Wildlife Refuge

Established in cooperation with the State of Maine to protect valuable salt marshes and estuaries for migratory birds, the eleven divisions of the Rachel Carson National Wildlife Refuge are located along 50 miles of coastline in York and Cumberland counties.¹³⁹

Maine Farmland Trust

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.¹⁴⁰

York County Soil and Water Conservation District

Soil and Water Conservation Districts (SWCDs) are subdivisions of State Government, governed by locally-elected Boards of Supervisors. SWCDs establish local priorities for conservation efforts. The York County Soil and Water Conservation District's work includes lessons on building a vegetated buffer and providing grants to support land and water management projects with an aim of conservation.¹⁴¹

State of Maine Open Space Current Use Tax Program

One of the State's four "current use" programs that offer the property owner a reduction in assessed value, the Open Space current use tax program provides an incentive for property owners to register their land as Open Space. To qualify, the parcel must be preserved or restricted in use to provide a public benefit. Benefits recognized include public recreation, scenic resources, game management, and wildlife habitat. Properties enrolled in the Program

¹³⁷ Great Works Regional Land Trust Website, <https://gwrlt.org>

¹³⁸ Maine Department of Inland Fisheries and Wildlife, Wildlife Management Areas, <https://www.maine.gov/ifw/fish-wildlife/wildlife/lands/wildlife-management-areas/index.html>

¹³⁹ Rachel Carson National Wildlife Refuge - About the Refuge https://www.fws.gov/refuge/rachel_carson/about.html

¹⁴⁰ Maine Farmland Trust, <https://www.maineFarmlandtrust.org>

¹⁴¹ Maine Department of Agriculture, Conservation & Forestry, Soil and Water Conservation Districts

through the Town of York Assessor, as of 2021, and therefore maintained as open space, are shown in Fig. 33.

Figure 33. Properties Enrolled in the State of Maine Current Use Open Space Tax Program (2021)



Data Sources: 2021 Town of York Assessor, Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset.
Map created by CivicMoxie.

Parcels with land enrolled in State of Maine Current Use Open Space Tax Program



Open Space Conservation Subdivisions (“Cluster Subdivisions”)

Another way that land in York is conserved is through conservation easements as part of Open Space Conservation subdivisions. As an alternative to conventional residential subdivision design, the purpose of York’s open space conservation subdivision design is to protect important components of the natural and cultural environment while encouraging quality residential neighborhood design. The primary mechanism to accomplish this purpose is the reduction of individual lot sizes and dimensional standards, with the balance of land set aside into a common open space. Some of the York Land Trust’s holdings and conservation easements have been received through this process. More information on these subdivisions is included later in this section.

Other Partnerships & Recent Planning Efforts

Mount Agamenticus Steering Committee Partners

The mission of the Steering Committee is to protect the region’s water quality and wildlife habitat while managing sustainable recreational opportunities for the general public on over 10,000 contiguous acres. Landowners that make up the Mount Agamenticus Steering Committee include: the towns of York and South Berwick, York Water District, Maine Dept. of Inland Fisheries and Wildlife, Great Works Regional Land Trust, and York Land Trust. The Mt. Agamenticus Public Access and Trail Plan was prepared for the Steering Committee in 2012 to allow the Steering Committee to implement trail and public access development projects without compromising the integrity of the area’s ecologically significant habitats.¹⁴²

Friends of Mount Agamenticus (FOMA)

The Friends of Mount Agamenticus (FOMA) is a 501(c)(3) non-profit volunteer advocacy and stewardship group for the Mount Agamenticus Conservation Program. The role of the Friends is to assist Program staff in carrying out educational, interpretive, community outreach and public use objectives without compromising the integrity of the region’s sensitive ecological habitat.¹⁴³

York Water District (YWD)¹⁴⁴

The YWD owns 90% of the Chases Pond watershed and controls the entire shoreline of Chases Pond. The YWD maintains an active land acquisition program in the Chases Pond watershed and reports that its goal is to own all the land in its watershed, including seeking partnerships with conservation interests where appropriate.¹⁴⁵ Each entry point to the

¹⁴² *Mt Agamenticus Public Access and Trail Plan*, Prepared by SMPDC for the Mt A Steering Committee Partners, 2012.

¹⁴³ Friends of Mount A, <http://agamenticus.org/foma>

¹⁴⁴ Information for this section is from correspondence with the York Water District in Summer and Fall 2021.

¹⁴⁵ *York Water District, Public Water System Report for the Town of York Comprehensive Plan Update, March 2022.*



watershed has a large Rules of Use sign that lists what is expected when on the property and how to contact the YWD if needed. Reasons may include reporting incidents, accidents, injuries or just to ask a question. The watershed boundary is clearly marked and signage identifies the property as public water supply with the rules clearly listed. The District uses GIS to map tributaries, trails, structures, and other features within the watershed.

In 1997, the YWD initiated a Watershed Patrolling Program, which has evolved into a Natural Resource Protection Program. YWD and York Police Department partnered to train a YWD employee to become a part-time police officer and patrol the Chases Pond watershed. In recent years, this employee has taken on the responsibility of patrolling the neighboring KWD watershed and the Mt. Agamenticus Conservation Region a total of 14,000 acres. The patrol officer can be seen regularly on these trails in York looking for subtle changes in the watershed, potential sources of pollution (including wildlife management), and enforcing YWD rules, Town ordinances and State laws. The officer talks with the recreational users and neighbors of the watershed.

The York Water District (YWD) manages, administers, and in many cases enforces its own watershed protection program for itself and watershed protection partner, KWD. The YWD also partners or participates with local and regional advocacy groups to promote safe recreation while also advocating for water resource protection. The District also enforces strict rules of use while the public is using the property for limited recreational use:

1. 4 Wheel Vehicles (Trucks, Jeeps etc.) are prohibited.
2. No motorcycles, dirt bikes or motor driven cycles.
3. ATV's by permit only.
4. No gasoline powered engines allowed on the ponds at any time.
5. Stay on marked trails.
6. Stay out of closed areas.
7. The making of new trails is strictly prohibited.
8. No boating, swimming, or camping.
9. No fishing, open water, or ice fishing.
10. No fires of any kind at any time.
11. No tree cutting.
12. No littering, carry out what you carry in.
13. The maximum speed on all trails is 15 m.p.h.
14. Pet owners must follow the town of York animal control ordinances.
15. Pet owners must also follow the YWD & KWD Public Water Supply Animal Control Policy. Please pick up your pet's waste.
16. No tree stands.
17. Hunting is allowed.
18. Obey all signs.



19. No organized group activities.
20. No rock climbing, rappelling.
21. The possession or consumption of alcohol is prohibited.
22. No recreational uses on the ponds at any time, open water, or ice.

YWD owns a communications tower on Mt. Agamenticus and cooperates with the Mt. Agamenticus Steering Committee who are responsible for planning and development of the area. The York Water District identifies the following additional relationships that assist promotion of water resource protection in York:

- Mt. Agamenticus Conservation Program (patrolling program common interest in water quality)
- Kittery Water District (patrolling program common interest in water quality)
- York Police Department (patrolling program education/enforcement)
- York High School (internship raise awareness in water quality protection)
- York High School (scholarship raise awareness in water quality protection)
- The Maine Forest Service (Forestry Best Management Practices include water quality)¹⁴⁶

Southern Maine Regional Water Council (SMRWC)

The YWD is a member of the Southern Maine Regional Water Council (SMRWC), a group of seven southern Maine water utilities formed in 2005 to enhance regional cooperation. Combined, the SMRWC members serve over 250,000 persons throughout 23 communities in York and Cumberland Counties. The overarching goal of the council is to improve service and to lower the cost of water for the customer base served by the water systems.¹⁴⁷ 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. These three systems are interconnected and are engaged to explore options to enhance existing interconnections.¹⁴⁸

York County MS4 Group

As have many other Phase II communities subject to MS4 General Permits, the Town of York has joined the communities of Berwick, South Berwick, Eliot and Kittery (who have been regulated since 2003) to implement some of the components of the permit cooperatively and to help minimize costs. This group of communities is self-named the York County MS4s. This regional York County MS4 group completes several of the General Permit requirements

¹⁴⁶ York Water District Correspondence, August 17, 2021.

¹⁴⁷ York Water District, *Public Water System Report for the Town of York Comprehensive Plan Update*, March 2022.

¹⁴⁸ York Water District Correspondence, August 17, 2021.



cooperatively within their own group, and collectively with the other 25 regulated communities.¹⁴⁹

Southern Maine Planning and Development Commission (SMPDC)

The Southern Maine Planning and Development Commission (SMPDC) is a non-partisan non-profit that provides its 39 member towns with services including land use planning, brownfields redevelopment, transportation planning, sustainability and resilience programs, and cooperative purchasing. It seeks to cultivate thriving, sustainable communities and strengthen local governments by leading planning and economic development efforts.

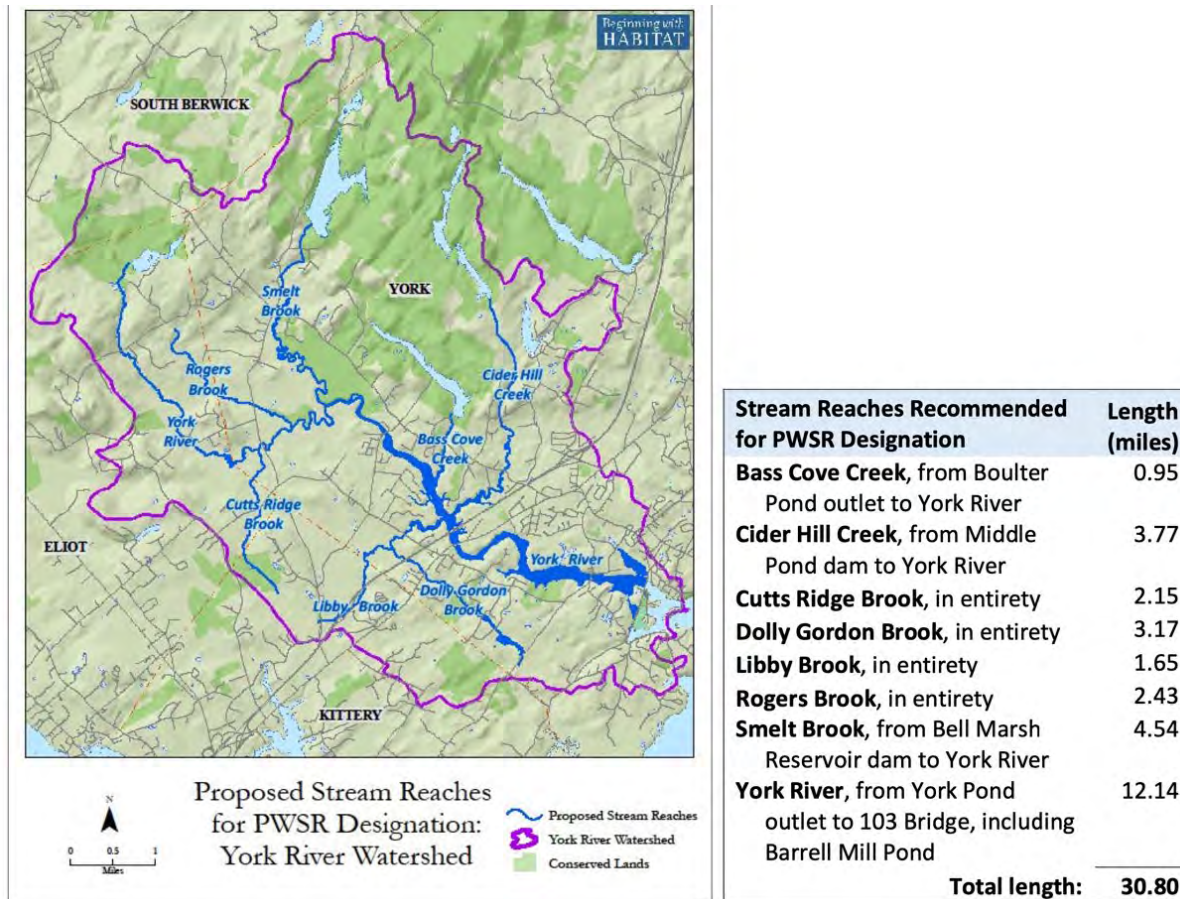
York River Wild & Scenic Stewardship Plan

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. A Partnership Wild and Scenic River (PWSR) designation for the York and tributary streams in the National Wild and Scenic Rivers System would provide an administrative structure and crucial funding needed to implement the York River Watershed Stewardship Plan, enable a watershed approach across the four-town area, leverage additional technical and financial resources, engage key partners and citizens in river stewardship, and bolster ongoing initiatives to protect important watershed resources.¹⁵⁰

¹⁴⁹ Town of York, Stormwater Chapter Comprehensive Plan Inventory & Analysis, Adopted 2015.

¹⁵⁰ York River Watershed Stewardship Plan. Prepared by the York River Study Committee. August 2018.

Figure 34. Proposed Stream Reaches for PWSR Designation



Source: York River Watershed Stewardship Plan. Prepared by the York River Study Committee. August 2018.

Beginning with Habitat (BwH)

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.¹⁵¹

Town Policies, Procedures, and Standards

York Conservation Commission

The mission of the Conservation Commission is to ensure the protection and proper utilization of the natural resources and ecosystems of York: rivers and ponds, watershed and wetlands, open spaces, beaches, and scenic vistas. Responsibilities include (among others) conducting studies and making recommendations as to the protection, development, maintenance, and use of the natural resources located within the town limits of York, coordinating its activities with existing municipal agencies, commissions, departments, and bodies organized for similar

¹⁵¹ Maine Department of Inland Fisheries & Wildlife, Beginning with Habitat.



purposes (e.g., York Land Trust), reviewing current and proposed development projects in town to determine potential impacts on natural resources and making recommendations to the Planning Board/Board of Appeals accordingly, and making recommendations about conservation land acquisitions, Zoning Ordinance and other land use codes.¹⁵²

York's Zoning Ordinance

York's Zoning Ordinance identifies the conditions under which the Code Enforcement Officers may issue permits, and under which the Planning Board will review development (under the Site Plan and Subdivision Regulations. Generally, commercial, office, industrial, public, semi-public, institutional, vehicular, recreation, amusement or miscellaneous use categories require review if there will be a building 5,000 square feet or larger, or if the use requires 25 or more parking spaces. Multi-family housing is also required to be reviewed, and any change which amends a prior approved plan needs to be reviewed and re-approved.¹⁵³

Overlay districts such as the Public Water Supply Watershed Protection Overlay District, the Shoreland Overlay Zoning District, the Wetlands Protection Overlay District, and the Farm Enterprise Zoning District establish areas with stricter requirements to protect natural resources. The Ordinance also lays out a number of town-wide standards that are relevant to natural resource protection in York, including:

- Performance Standards to Control Erosion (Article 6.5)
- Prohibition of Dumping into Waterbodies, Wetlands, and Man-made Drainage Facilities (Article 6.6)
- Performance Standards for Maintenance of Stormwater Facilities (Article 6.7)
- Non-Residential Performance Standards require a Stormwater Management Plan (Article 6.1)

Public Water Supply Watershed Protection Overlay District

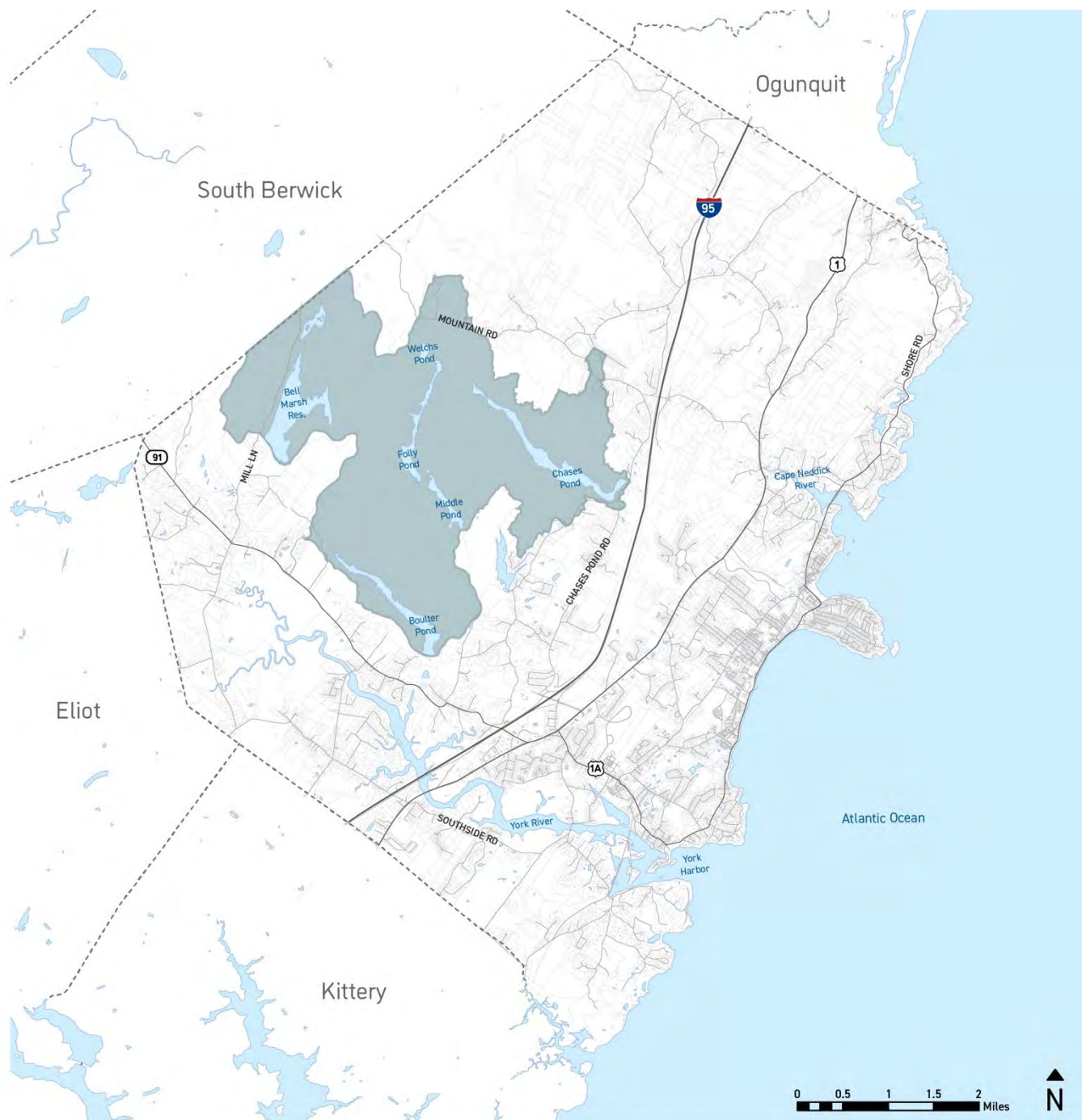
The Town of York approved a Public Water Supply Watershed Protection Overlay District in the 1980s to control activities on private property that have the potential to negatively affect the water quality in the six public water supply ponds and reservoirs located in the Town of York. These water supplies are owned and managed by York Water District and Kittery Water District. The Watershed Protection Overlay District consists of that area in which surface and subsurface waters ultimately flow or drain into the public water supply, including the area of the ponds (Fig. 35).

¹⁵² Commission Charter, York Conservation Commission,
<https://www.yorkmaine.org/DocumentCenter/View/4587/YCC-Charter-Approved-3-22-21>

¹⁵³ Town of York, Stormwater Chapter Comprehensive Plan Inventory & Analysis, Adopted 2015.



Figure 35. Watershed Protection Overlay District



Data Sources: 2019 Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie. The data shown here is for planning purposes only and is not intended for making legal or zoning boundary determinations.

 Watershed Protection Overlay District



The purposes of the Watershed Protection Overlay District are:¹⁵⁴

- To protect and maintain the present quality and quantity of potable water supplied to residents of York and Kittery from Chases Pond, Folly Pond, Middle Pond, Boulter Pond and Bell Marsh Pond;
- To prevent and control pollution of surface water and groundwater in the watersheds of Chases Pond, Folly Pond, Middle Pond, Boulter Pond and Bell Marsh Pond;
- To maintain safe and healthful environmental conditions in the watersheds of Chases Pond, Folly Pond, Boulter Pond, Middle Pond, and Bell Marsh Pond;
- To restrict or control uses involving hazardous materials or other contaminants which, if introduced to the ground or groundwater, cannot be rendered harmless by dilution or by the attenuative capacity of the soil before reaching the public water supply; and
- To minimize disturbance within the watersheds in order to maintain good water quality.

Permitted uses in the District are Agriculture, excluding Animal Husbandry; Single-family dwellings Open Space Uses accessory to the foregoing; Timber Harvesting (provided all necessary state and local permits have been obtained and the use meets all the applicable performance standards). A conditional use permit is required for the following uses: Expansion of uses, home occupations, public utility facilities; Road construction (except for logging roads).¹⁵⁵ The Overlay District contains performance standards related to buffers, land uses, drainage, erosion and sedimentation control measures, storage of materials, wastewater disposal systems, water quality, and wetlands. The overlay has dimensional standards for lot sizes, lot coverage, lot clearing limits, and structure location.

The YWD reports that the Overlay District is crucial to support the surveillance activities undertaken by the District to protect water quality and to restrict and manage land-use activities in the watershed. Protections include requiring homes within the Overlay District to pump wastewater disposal systems (including septic tanks) every three years, increased setbacks for activities such as logging, erosion and sedimentation control standards, and buffers around public water supplies and streams.¹⁵⁶

Shoreland Overlay Zoning District

At the direction of York voters, the town has the most stringent Shoreland regulations when compared to other neighboring towns and contains multiple provisions that exceed the state minimums, including regulation of land use around all wetlands rather than just those required by the Mandatory Shoreland Zoning Act (MSZA).

¹⁵⁴ York Zoning Ordinance, 1.3.5.

¹⁵⁵ Town of York Zoning Ordinance, Article Ten.

¹⁵⁶ York Water District Correspondence.



The Shoreland zone is a 250-foot area surrounding water bodies, wetlands, and 75 feet from protected streams. The Shoreland Overlay District (Fig. 36) specifies dimensional standards (including minimum land area and frontage requirements, erosion and sediment control standards, parking area requirements, and general stormwater runoff standards) and permitted and prohibited land uses in the shoreland zone. Many uses require a permit from the Code Enforcement Officer (CEO). Resource protection sub-districts include coastal wetlands, inland wetlands, map-designated areas, steep slopes, 100-year floodplain, bird habitat areas, and unstable bluffs.

The purposes of the Shoreland Overlay District¹⁵⁷ are:

- to further the maintenance of safe and healthful conditions;
- to prevent and control water pollution; to protect fish spawning grounds, aquatic life, bird and other wildlife habitat;
- to protect buildings and lands from flooding and accelerated erosion;
- to protect archaeological and historic resources; to protect commercial fishing and maritime industries;
- to protect freshwater and coastal wetlands;
- to control building sites, placement of structures and land uses;
- to conserve shore cover, and visual as well as actual points of access to inland and coastal waters;
- to conserve natural beauty and open space; and
- to anticipate and respond to the impacts of development in shoreland areas.

The following standards are applied in making a determination to approve or deny an application for a Shoreland Permit:¹⁵⁸

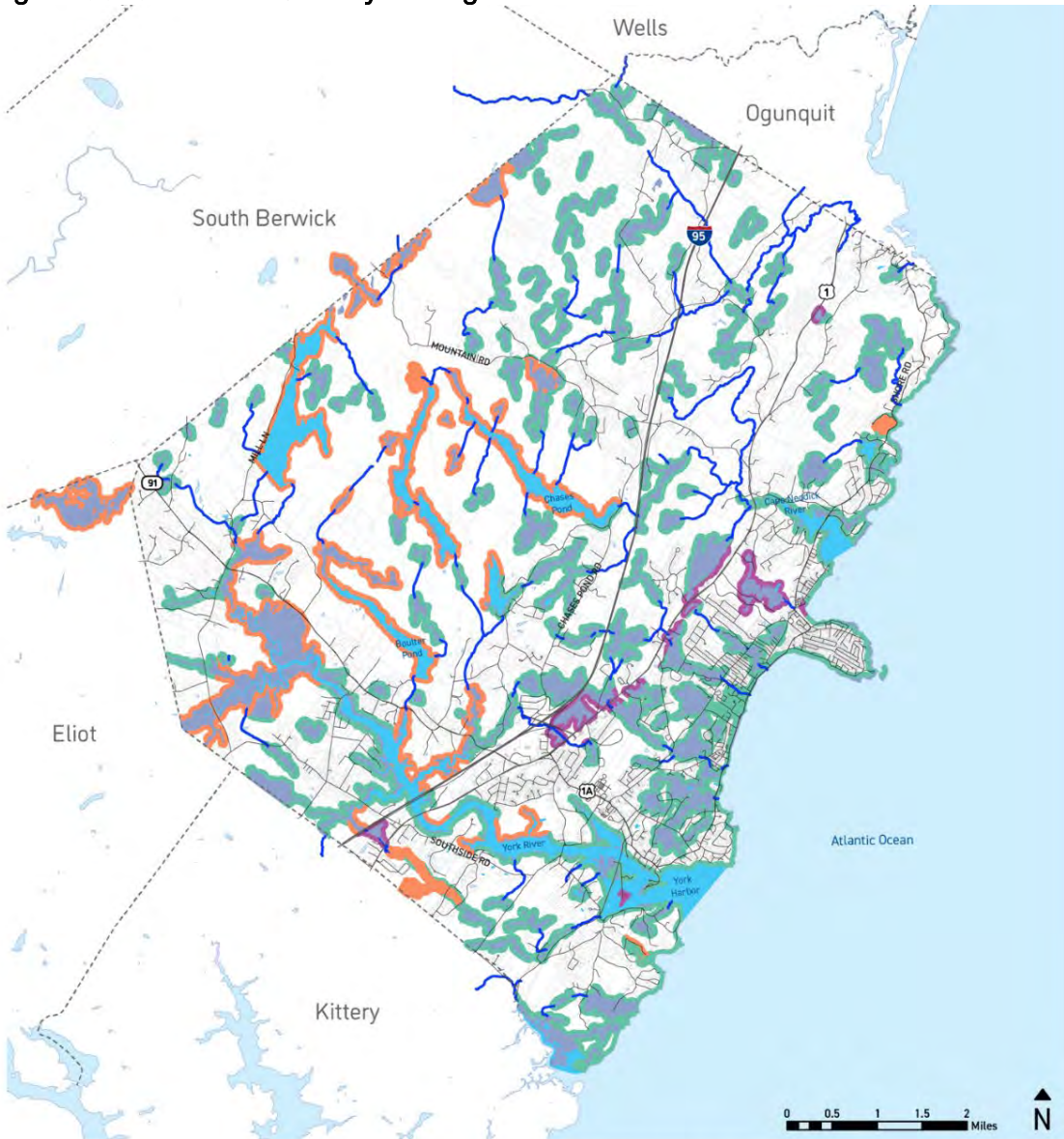
- Will not result in unsafe or unhealthful conditions;
- Will not result in erosion or sedimentation;
- Will not result in water pollution;
- Will not adversely impact spawning grounds, fish, aquatic life, bird and other wildlife habitat;
- Will conserve shoreland vegetation;
- Will conserve visual points of access to inland and coastal waters, and shoreland scenes and vistas as viewed from public facilities and public (Town and state) roads;
- Will conserve actual points of public access to waters;
- Will conserve natural beauty;
- Will avoid problems associated with floodplain development and use;
- Will not interfere with existing navigational uses;

¹⁵⁷ York Zoning Ordinance 1.3.3

¹⁵⁸ York Zoning Ordinance, 18.2.6

- Will not unreasonably alter the natural flow or storage capacity of any waterbody;
- Will adequately provide for disposal of all wastewater;
- Will conserve protective barriers from the normal high water mark of adjacent wetlands; and
- Will conserve the amount of impervious surface.

Figure 36. Shoreland Overlay Zoning District



Data Sources: Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.

| | |
|---------------------|---------------------|
| Stream Protection | Resource Protection |
| Limited Residential | Wetland |
| Mixed Use | Surface Water |



Wetlands Protection Overlay Zoning District

The Wetlands Protection Overlay District was established to protect all of York's wetlands, primarily by avoiding impacts and secondarily by minimizing and mitigating unavoidable impacts. Any area that meets the definition of Inland Wetland, regardless of size, is considered a wetland subject to the provisions of the Wetlands Protection Overlay District. Provisions apply only to the wetlands themselves and not to the surrounding upland areas. A Wetland Permit is required for any use, fill, or alteration of a wetland, except for cutting trees for personal use such as firewood. Conditions and activities to minimize impacts are required for utility driveway and road crossings, as well as vegetation removal or disturbance. Existing structures in wetlands or on filled wetlands may be enclosed or expanded in a manner that does not increase the footprint of the building in the wetland or wetland fill area.¹⁵⁹

The Farm Enterprise Overlay Zoning District

For a farm to qualify for inclusion in the Farm Enterprise Overlay District, the property owner must demonstrate that the total agricultural land is a minimum of five acres in size and contains at least two contiguous acres on which agriculture has contributed to a gross annual value of at least \$2,000 per year. The acreage minimum may be met by any combination of ownership, rental, or lease of agricultural land. The Farm Enterprise Overlay District map may be amended by referenda upon application for inclusion by a property owner that has demonstrated they meet the acreage and use requirements of the overlay district. Currently, there were 29 parcels totaling approximately 740 acres of land in York in the Farm Enterprise Overlay District (Table 14, Fig. 23).

Open Space Conservation Subdivisions ("Cluster Subdivisions")

As an alternative to conventional residential subdivision design, York's Zoning Ordinance promotes cluster subdivisions to help protect the natural and cultural environmental and encourage quality residential neighborhood designs. Proposed residential subdivisions that are not created through exemptions in the State Subdivision law are required to be designed as an open space conservation residential development when any of the following exists (7.6.1.A):

- (1) The residential subdivision is proposed to contain a public road that provides access to lots/dwellings; or
- (2) The lot for which the residential subdivision is proposed abuts conservation land or land that can't be developed that is 10 acres or greater; or
- (3) The lot to be subdivided is partially or fully located within the Cape Neddick or York River Watersheds.

¹⁵⁹ Town of York Zoning Ordinance



York's Zoning Ordinance specifies that open space created as part of this process must include one or more of the following public purposes (1.3.12). Open space must contain at least 50% of the total area of the property and must contain at least 50% of the net developable area of the property (7.6.3.A)

- A. Protection of open space, particularly those un-fragmented blocks of land that are 550 acres or more in size as identified in the Existing Land Use Chapter of the Comprehensive Plan Inventory and Analysis. These areas are important for wildlife habitat (biodiversity), recreation, scenic values, and contributions to small town character.
- B. Provision of undeveloped corridor connections between adjacent un-fragmented blocks of land, particularly between those of 550 acres or more in size as this will magnify the open space value for biodiversity and for recreation;
- C. Protection of land for farming or forestry;
- D. Protection of historic and archaeological resources;
- E. Protection of cemeteries and burial grounds;
- F. Maintenance of existing public access to shoreland areas, or provision of new public access to shoreland areas;
- G. Preservation of scenic vistas from public ways or public lands;
- H. Protection of other unique natural or cultural features on a property, as may be determined to be of public benefit by the Planning Board. The Board may base such decisions on the Town's Comprehensive Plan, other local, regional and state policies, best available science, private studies, and other references found to be credible by the Board.

Site Plan and Subdivision Regulations

The Town of York regulates new developments and redevelopment of land within its municipal boundaries primarily through the Site Plan and Subdivision Regulations, a stand-alone ordinance. The thresholds triggering this regulation are described in the Zoning Ordinance (Article 18). Generally, the regulation contains requirements to preserve natural and historic features, and provisions for parking spaces, street design, and stormwater drainage structure.

Relevant findings of fact required from the Planning Board for approval of any application pursuant to these regulations include:

- Pollution. The development will not result in undue water or air pollution (1.2.1);
- Erosion. The development will not cause unreasonable soil erosion or a reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition results (1.2.4);



- Aesthetic, Cultural and Natural Values. The development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline (1.2.8);
- Surface Waters. Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of wetland, great pond or river as defined in Title 38, Chapter 3, Subchapter 1, Article 2-B, the proposed development will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water (1.2.11)
- Ground Water. The development will not, alone or in conjunction with existing activities adversely affect the quality or quantity of ground water;
- Freshwater Wetlands. All freshwater wetlands within the proposed development have been identified on any maps submitted as part of the application, regardless of the size of these wetlands (1.2.14);
- River Stream or Brook. Any river, stream, or brook within or abutting the proposed development has been identified on any maps submitted as part of the application (1.2.15);
- Stormwater. The proposed development will provide for adequate stormwater management (1.2.16).

Application requirements include information on phosphorous pollution, scenic resources, soils, flood zones, water and sewer, stormwater drainage plan, soil erosion and sedimentation plan, hydrogeologic assessment when not served by public sewer and meets specific site requirements, and relationship of the applicant's property with respect to Undeveloped Habitat Blocks, High Value Plant and Animal Habitats, and Focus Areas of Ecological Significance as mapped by the Maine Department of Inland Fisheries and Wildlife's Beginning with Habitat Program.

Where the property is found to be located within an Undeveloped Habitat Block of greater than 500 acres, coincides with any habitat identified on the High Value Plant and Animal Habitats Map, or falls within the Mount Agamenticus or Greater Brave Boat Harbor/Gerrish Island focus areas, the application is required to include an analysis of the property and the proposed development prepared by a wildlife biologist with work experience in the region and based on existing data and site visits. Recommendations are required to maximize the habitat values following development, including but not limited to wildlife passage between undeveloped blocks.



Stormwater Management Plan for Small Municipal Separate Sewer System Stormwater General Permit (Small MS4 GP)

York is regulated under the Small MS4 GP program, which includes construction management, post-construction management, and good housekeeping/pollution prevention. Their participation/compliance is documented each year in their annual report for the Small MS4 GP. The Stormwater Manager within the Code Enforcement Department conducts primary oversight and management of the permit implementation.

Requirements of the Small MS4 GP include:

- Public education and outreach on stormwater impacts. The Lawns to Lobsters program is a public education and outreach program that seeks to educate the public on environmentally sound lawn care practices.
- Public involvement and participation includes making meetings and program documents available to the public and holding at least one event each year that is related to implementing the permit.
- Illicit discharge detection and elimination measure requires the Town to update their GIS to include unique identifiers for each outfall and catch basin, keep maps up to date, and inspect outfall ditch and catch basins. (See Non-Stormwater Discharge Ordinance).
- Construction site stormwater runoff control requires additional construction inspections, documentation, and additional training for Code Officers.
- Post-construction stormwater management in new development and redevelopment requires that private developments maintain their storm drain infrastructure and certify to the town they have done so annually (see Post Construction Stormwater Management Ordinance).
- Pollution prevention/good housekeeping for municipal operations in York includes an annually-reviewed inventory of municipal operations, Operation and Maintenance (O&M) Procedures for municipal operations listed in that inventory that have the potential to cause or contribute to stormwater pollution, annual training for Public Works employees and other municipal personnel, street sweeping, regular cleaning and inspections of catch basins, maintenance and upgrading of stormwater conveyances and outfalls, and Stormwater Pollution Prevention Plans.¹⁶⁰

State of Maine Current Use Tax Programs

The State of Maine has four "current use" programs which offer the property owner a reduction in their assessed value: Farmland Tax Law, Open Space, Tree Growth and Working

¹⁶⁰ Town of York, *Stormwater Management Plan*, MS4 General Permit Effective July 1, 2022, Initial Submittal to Maine DEP March 19, 2021.



Waterfront. This helps to protect the viability of these uses by taxing properties at its current use and not its highest potential use. Current enrollment in these programs is documented in Figs. 19, 22, and 33.

Other Development and Performance Standards

Town of York Well Ordinance

This ordinance prohibits installation in certain districts where public water is available and lot sizes are significantly constrained but these are the only apparent standards for installation. Beyond this, private (i.e., residential) well installation is essentially unregulated in Maine. Chapter 73, section 4853(2) exempts wells for use at single-family private residences from state regulation. Private well drillers are licensed and regulated by the Maine Well Drillers Commission. There is no state or local inspection requirement or standard.

Supplemental Plumbing Ordinance (2009)

This ordinance supplements the state rules. Includes a requirement that septic systems be pumped on a regular basis to promote proper functioning, intended to decrease septic system failures which could allow bacteria to be transported to water resources by stormwater runoff. Inspections are required every two years by a Maine-Licensed Professional Engineer. In addition, Subsurface Wastewater Disposal Systems (i.e., septic systems) are regulated under the State of Maine Subsurface Wastewater Disposal Rules (10-441, chapter 241). These rules are enforced at the municipal level through the Local Plumbing Inspector (LPI). Currently in York, the LPI is the Director of the Department of Code Enforcement. A permit is required for all septic system installation and expansion work. The LPI is responsible for making all the inspections required in the Rules. Development of state rules is done by the Maine Department of Human Services, Bureau of Health, and the Division of Health Engineering (DHE).¹⁶¹

Flood Plain Management Ordinance

The Flood Plain Management ordinance requires that development within the areas identified on the FEMA Flood Plain maps be reviewed prior to construction. Applications for a Flood Hazard Development permit are submitted to the Code Enforcement Officer for approval.

Non-Stormwater Discharge Ordinance (2014)

The Town passed a Non-Stormwater Discharge Ordinance in November 2014 which prohibits the discharge of non-stormwater items into the municipal storm drain system. This ordinance was required by the MS4 General Permit.

¹⁶¹ Enforcement Manual for the Maine Subsurface Wastewater Disposal Rules (DHE, 2003).



Post Construction Stormwater Management Ordinance (2014)

The Town passed a Post-Construction Stormwater Management Ordinance in November 2014 which requires that new developments maintain their stormwater infrastructure and certify to the town annually that they have completed inspections and any required maintenance. This ordinance was required by the MS4 General Permit.

Permitting for Timber Harvesting

York's zoning regulates timber harvesting activities that occur within the Shoreland Overlay Zone and the Watershed Protection Overlay District. Permits from the State of Maine are required throughout Town. The last Comprehensive Plan (adopted 2006, amended through 2013) recommended that the Town prepare new timber harvesting standards that apply to all lands and reforestation and landscaping standards for subdivisions built on land which has been clear cut. Opening of too much land at any single point in time as well as poor timber harvesting practices can lead to unnecessary sedimentation in the York and Cape Neddick Rivers.¹⁶²

Relevant Recent and Ongoing Planning Efforts

York River as Wild and Scenic

Since 2009, the Friends of the York River have been working to determine whether a National Wild and Scenic Partnership River designation would be an appropriate way to recognize, manage and protect the York River. A bill was introduced in the 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.

A York River Watershed Stewardship Plan was completed in 2018 which, if the River is designated, would serve as the "comprehensive management plan" required for all congressionally designated rivers, providing the framework and priorities for A Partnership Wild and Scenic River (PWSR) designation implementation and long-term protection of the river's values and watershed resources. PWSR designation for the York River and tributary streams in the National Wild and Scenic Rivers System would provide an administrative structure and crucial funding needed to implement the [York River Watershed] Stewardship Plan, enable a watershed approach across the four-town area, leverage additional technical and financial resources, engage key partners and citizens in river stewardship, and bolster ongoing initiatives to protect important watershed resources.¹⁶³

2019 York Harbor & River Capacity Study

In July 2019, the Town of York retained GEI Consultants, Inc (GEI) to undertake a capacity study of the York River and Harbor. The primary purposes of the study were to assess the

¹⁶² SMPDC, *York River Watershed Study, Regulatory and Non-Regulatory Recommendations*, 2018.

¹⁶³ York River Study Committee, *York River Watershed Stewardship Plan*, 2018.



existing uses on the River and evaluate how those uses compare to River and Harbor capacity in order to inform management and regulatory decisions.¹⁶⁴ This study includes specific recommendations and strategies for improved management of both the physical and spatial resources as well as user education. More information on this study is included in Appendix A4: Marine Resources Current Conditions.

York Water District Water System Master Plan

York Water District completed a *Water System Master Plan* in 2018 and is currently in the process of updating this Plan, expected to be released in 2022. One of the objectives of the Watershed Management section is to Restrict or control any sources of pollution or contamination that may be a threat to water quality.¹⁶⁵

Build-out Analyses (2001 and 2018)

In 2001, the Town completed a build-out analysis for the areas of York with access to municipal sewer to assess what the impacts to land use and clean water would be once all buildable lots have been built upon in the ways that the zoning ordinances allow. The analysis concluded that for York drainage areas that have access to the municipal sewer system, only a few are currently exceeding the 10% impervious cover criteria that most experts agree cause water quality issues because of runoff.¹⁶⁶

In 2018, the Southern Maine Planning & Development Commission (SMPDC) and Spatial Alternatives, Inc. completed the York River Watershed Study: Build Out Analysis and Recommendations Report which was designed to provide baseline information related to potential residential growth within the watershed. The analysis determined that there were an estimated 3,038 buildings in the watershed with the possible addition of 2,295 buildings at full build-out using existing zoning regulations.¹⁶⁷

2014 Sustainable Water Workshop

In 2014, the Town convened a “Sustainable Water Workshop” inviting consultants and industry experts from universities, cooperative extensions, the Wells Reserve, Southern Maine Planning and Development Commission, and regulatory agencies to review the concept of a watershed-based approach to regulating land use. Outcomes of the meeting, as documented by five staff who attended the workshop were segregated into short term, medium term and long-term goals:

¹⁶⁴ 2019 *York Harbor & River Capacity Study*.

¹⁶⁵ *Water System Master Plan for the York Water District* (2018).

¹⁶⁶ Town of York, Stormwater Chapter for the *York Comprehensive Plan*, 2015.

¹⁶⁷ http://www.yorkrivermaine.org/wp-content/uploads/2018/06/Spatial-Alternatives-York-Watershed-Build-Out-Methodology_Final.pdf



- Short Term goals included: continued public education, benchmarking, adopting MS4 model codes, and researching stormwater utilities
- Medium Term goals included: creation of a clean water utility or user fee or structure to ensure clean water and funding to complete what needs to get done, continued monitoring of water resources to provide a sound basis for action and policy
- Long Term goals included: updating codes and ordinances, continued infrastructure maintenance and capital improvements, and enforcement against those violating ordinances that adversely impact water quality (e.g., failed septic systems).¹⁶⁸

Cape Neddick River Watershed Management Plan and Implementation (2013)

The Town has worked with a local grass roots effort by the Cape Neddick River Association to correct the bacteria water quality impairments of the Cape Neddick River. After the Cape Neddick River was identified by the Maine DEP as a Nonpoint Source Priority Watershed. The Town completed a Watershed Management Plan for the River which was approved by the Maine DEP in 2014 as an EPA nine element Plan as eligible for state funding to help correct the impairments.¹⁶⁹

Historic Efforts to Open Shellfishing Areas Along the York River

The Maine Department of Marine Resources monitors bacteria levels at seven stations in the York River six times per year to help inform decisions about classifying shellfish growing areas. In 2007, the Town began cooperative efforts with the Department of Marine Resources to complete shoreline surveys along the York River, including mapping of septic systems along the river and proactive correction of failed systems, which were instrumental in re-opening for shell fishing previously closed sections of the river.¹⁷⁰

Stormwater Report (2006)

In 2006, the York Public Works Department oversaw a report completed by Edwards & Kelcey that providing a hydraulic analysis under varying precipitation conditions of 25 drainage areas in the Town. Adopted into the Town's Comprehensive Plan, the report identified deficiencies in the existing stormwater conveyance system and provided recommendations for corrective actions. The study area was confined to the area between the Maine Turnpike and the Atlantic Ocean (East and west boundaries), and the Cape Neddick and York Rivers (north and south).¹⁷¹

¹⁶⁸ Town of York, Stormwater Chapter for the *York Comprehensive Plan*, 2015.

¹⁶⁹ Ibid.

¹⁷⁰ Ibid.

¹⁷¹ Ibid.



What The Community Said

The summary of community feedback below represents the common themes heard during public meetings and events, as well as other outreach. When information is provided from the Fall 2021 Comprehensive Plan Community Survey¹⁷² results, this is specifically noted with the percentage of respondents who replied in this way.

- York residents place a high value on natural resources!
- When asked what was important to quality of life in York, approximately 90% of survey respondents listed Natural Resources as ‘very important,’ followed by Recreation at 77% (1163 total responses to this question).
- When asked about the top three priorities for the Comprehensive Plan, conserving forests, open space, and land was ranked first as the top priority (approximately 57% of survey respondents) and protecting the town from the impacts of climate change ranked 3rd (approximately 45% of survey respondents) (950 total responses to this question).
- When asked how important local and regional efforts to conserve and protect natural resources in York, approximately 80% of survey respondents said ‘very important.’ Only 3% of respondents ranked conservation efforts as ‘not important.’ (1016 total responses to this question)
- Residents also see natural resources as vulnerable, with approximately 70% of survey respondents noting they believe York’s beaches and oceans are the most vulnerable natural resources. Other top vulnerable areas included the town’s forests and wildlife habitats (approx. 62%), the York River and Harbor (approx. 60%), waterfront areas including the Cliff Walk (approx. 60%). (1016 total responses to this question).
- The Mount Agamenticus area and York’s existing forests and tree canopy are among York’s most valuable natural resources and warrant proactive preservation efforts to ensure these beloved qualities are not threatened by other competing priorities.
- Achieving a balance between recreational users, commercial users, and conservation/protection of these resources is key.
- Residents are concerned about water quality pollution from runoff and animal waste, particularly at York’s beaches and the Cape Neddick River.
- 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.
- Residents have expressed a desire for more recreational use of Water District lands, including trail connections to other York recreational opportunities. However, recreational

¹⁷² There were 1163 responses to the survey. Not every question had a 100% response rate; the number of responses for questions listed below are noted.



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.

- There is interest from some members of the community in growing York’s agriculture and aquaculture industries. There is also interest in additional community garden space.

Key Takeaways

Natural Resource Value

York is fortunate to have such a range of uniquely valuable resources, including rich biodiversity, beautiful beaches, extensive forests, clean drinking water, and scenic rivers. The Mt. Agamenticus area is one of the largest expanses of undeveloped forests in coastal New England and the York River Estuary is one of the Gulf of Maine’s least disturbed marsh-estuarine ecosystems. Protection and growth of these natural resources will be integral to efforts to building climate resiliency in York. Survey responses and other public engagement consistently showed that York residents place a high value on these natural resources and see their protection as a priority and central to quality of life in York. This public interest and support are important for successful conservation and protection efforts.

Balance of Uses

Natural resources in York serve different uses, from wildlife habitats and diverse plant communities, to providing opportunities for recreational hiking and boating, to fundamental resources for commercial fishing and harvesting. These different uses aren’t always compatible with one another; hiking traffic on trails can damage ecological resources and recreational boaters can interfere with commercial operations. Balancing these sometimes competing interests is a challenge.

Funding, Capacity, and Stewardship

More than 50,000 people visit Mt. A each year to enjoy the scenery and the network of 40 miles of trails.¹⁷³ Long Sands Beach is a particularly busy tourist attraction from mid-June to Labor Day and gets as many as 3,000 – 5,000 visitors daily.¹⁷⁴ Use of these outdoor resources spiked during the COVID-19 pandemic and means of publicizing non-traditional trails or access routes has increased with social media and online crowdsource trials websites. It takes an abundance of maintenance and monitoring to keep up with these visitor levels and limit negative impacts to natural resources and the need for additional stewardship funds, staffing, and improved infrastructure were common themes expressed in interviews and discussions.

¹⁷³ Correspondence with Town of York Parks & Recreation Department.

¹⁷⁴ Town of York Parks & Recreation website, <https://www.yorkparksandrec.org/attractions/beaches/>



Coordination and Partners

There are many conservation and resource protection efforts happening throughout York, such as the MtA2C initiative, the Mt A Steering Committee, the York Land Trust, and the York River Wild & Scenic Committee. The Town should leverage these relationships and cooperate regionally to magnify the impact of its efforts and to access regional funding opportunities. Designation for the York River and tributary streams in the National Wild and Scenic Rivers System would provide funding opportunities for implementation of the York River Watershed Stewardship Plan, and the Town should prepare for the capacity to be able to take advantage of these opportunities once available and to coordinate across the four-town area.

Increasing Public Awareness

York has a strong public outreach and education presence, particularly through the Parks & Recreation Department and programs at Mount A. Programming and newsletters reach many community members and can be a tool for increasing public awareness and stewardship. Topics could be expanded to increase community knowledge around best practices for natural resource protection as well as knowledge of local regulations.

Development Pressure & Environmental Sensitivity

Historical development patterns in York have led to wide-spread development in environmentally sensitive areas. Despite regulations such as the Watershed and Shoreland Overlay Zones, development continues to happen in environmentally sensitive areas, such as coastal dunes, marshlands, and inland wetlands. Construction in York between 2010 and 2021 showed intrusions of some form into all but one large undeveloped habitat block.

Threats to natural resources from the impacts of development include water pollution, increased demand, loss of biodiversity and native species, worsening of flooding problems, loss of the working landscape, and overcrowding of resources. Large stretches of York's soils, underlain by poorly drained materials, are prone to septic failures, erosion, and sedimentation that risk contaminating York's water bodies. Access to public water and sewer have limited extents in town. Many areas of York, particularly west of Interstate-95, include particularly high value natural resources, including high value species habitats, extensive forests, and surface water drinking supplies. Sea level rise is encroaching from the coast. All of these trends, and more, create a complex system of environmental sensitivities to be considered in relation to future development.

Policies, Plans, and Regulations

York has a good foundation of regulations and environmental protections. The value placed on protection of water resources, scenic resources, animal habitat, and agricultural and forest resources is apparent throughout the Town's Zoning Ordinance, Site Plan and Subdivision



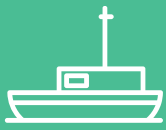
Regulations, and stand-alone ordinances and standards. However, a few challenges are apparent.

- York's regulations are distributed across many different Ordinances and Policies and can often be complex or difficult to understand. Clarifying and streamlining York's regulatory and permitting process could improve compliance.
- There has been consistent feedback that enforcement of existing regulations is a challenge in York and has negative implications for the health and safety of York's natural resources.
- While the requirements for Open Space Conservation Subdivisions lay out building strategies to mitigate impacts to natural resources, there has been feedback that, in practice, the way this process operates could be more effective. Improvements to consider might include additional coordination between the Town, the York Land Trust and the applicant earlier in the project process, as well as provisions for long-term maintenance of these areas. The Town may also want to expand the area where Open Space Conservation subdivisions are encouraged or required, perhaps with different standards that are appropriate to natural resource priorities and development patterns in different areas of York.
- Some of the largest farms do not take advantage of enrollment in the Farm Enterprise Overlay District. The Town may want to evaluate the protections offered by this District to increase participation.
- There will likely be a need for an additional overlay or revisions to the shoreland overlay to address impacts of climate change, including sea level rise and marsh migration.

Climate Change

Climate change could have a devastating effect on York's natural resources, disrupting local ecosystems and destroying some of the best tools for fighting climate change; the natural environment plays crucial roles in removing carbon dioxide (CO₂) from the atmosphere and buffering the built environment against flooding and severe weather. Anticipated impacts include coastal erosion, marshes and marsh migration, pollution from increased stormwater runoff, changes in composition and growth patterns of forest and marine ecosystems.

Approximately 60% of the land in York is covered by forest. Particularly in the face of climate change, protecting and growing York's tree canopy and other carbon sink resources will be important to maximize opportunities for carbon capture. Analysis from the National Land Cover Database indicated that between 2011 and 2016 tree canopy cover declined in several pockets in the town.



Marine Resources

Marine resources are a vital component of life in York. Marine-oriented businesses contribute to the local economy and York's coastal resources and facilities provide numerous recreational and scenic opportunities. Marine resources in York, including 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 identity and economy. Previous planning efforts have consistently highlighted two major concerns regarding marine resources: (1) maintaining the environmental quality of the ocean and coastline, and (2) balancing the multiple, often competing, uses of the town's coastal areas. A third concern going forward will be preparing for and adapting to the impacts of climate change.

This topic includes...

- York's marine resources
- Water-dependent uses
- Public access points & facilities
- Ecological value
- Dredging
- Climate change impacts
- Current regulations impacting marine resources
- Recent planning efforts
- What the community said
- Key takeaways

York's Marine Resources

Marine resources in York include three harbors (York Harbor, Cape Neddick Harbor, and Brave Boat Harbor), four major beaches, six public parks with access to the coast, 12 islands (seven held by the state, two federally-owned, one Town-owned, two privately-owned), one



designated coastal resource barrier (Phillips Cove), waterfront facilities and access points, and scenic views and routes.

York Harbor is the only harbor in York that is truly passable at all tides. Located in the southerly section of York's coastline, it has depths of 8 to 20 feet at the mean low water (MLW) mark in the Harbor itself and depths of 11 to 18 feet at MLW in the York River channel between the bridges. York Harbor's normal mean high water (MHW) is 8.6 feet above the MLW. The York River begins at the Route 103 bridge with a fixed height of 15 feet at MHW and a channel width of 50 feet. Watercraft with high masts are restricted from going upriver because of the bridge's low height.¹

The land formations of "Rock's Nose" and "Stage Neck" project into the river and protect York Harbor from heavy sea conditions. Because of this protection, there are a large number of boat moorings in the harbor. York Harbor does not freeze in the winter, allowing year-round moorings.

Cape Neddick Harbor is considered by the Harbor Master to be one-half accessible because it is not passable below half tide. It is situated in the northern section of York and has depths of one foot to 17 feet at the mean low water mark. This harbor is exposed from the south and is particularly affected by winds from the east and the south. In the winter, however, it is the harbor is generally ice-free. There are a small number of moorings in Cape Neddick Harbor, which are kept in the water on a year-round basis.

Brave Boat Harbor is considered by the Harbor Master to be one-quarter accessible as it becomes primarily dry land at low tide. The harbor is located along the Kittery/York Town line. It has harbor depths of one to four feet at MLW. There are no public moorings situated in Brave Boat Harbor, since it is generally inaccessible for mooring purposes. The harbor is bounded by the Rachel Carson National Wildlife Refuge and privately-owned land.

There are 12 islands in York, including seven held by the state, two federally-owned islands, one Town-owned island (Harris Island), and two privately-owned islands.²

Phillips Cove is the only designated Coastal Barrier Resource System in York. Areas designated as coastal barrier resource systems include coastal barriers and adjacent wetlands, marshes, estuaries, inlets, and nearshore waters. Designation seeks to protect these resources by limiting expenditure of state or federal funds in these areas for incompatible

¹ *Town of York Comprehensive Plan, Inventory and Analysis Natural Resources Chapter, Adopted 2006, as amended through 2013.*

² *Ibid.*



purposes.³ The system is located along Shore Road, beginning just north of Wadleighs Head to the south and ending just north of Phillips Pond.⁴

York's four major swimming beaches provide direct access to the Ocean: Cape Neddick Beach, Short Sands Beach, Long Sands Beach, York Harbor Beach. There are also parks, walking trails, and scenic routes that provide physical or visual access to the coast. Other access points include docks, boat launches, and other waterfront facilities.

Coastal bluffs are steep shoreline slopes of sedimentary materials that are at least three feet tall. Sedimentary materials such as marine clays can be unstable. Maine Geological Survey mapping for portions of York indicates a small area of coastal bluff classified as unstable at Brave Boat Harbor and many segments of bluff classified as unstable or highly unstable along the York River.⁵

Originally the site of grist and sawmills that contributed to York's early prosperity, Barrell's Mill Pond is one of the largest and best preserved tide mill sites on the southern Maine coast. Today, a pedestrian causeway follows the course of the original mill pond dam, leading to York's Wiggly Bridge, a local landmark.⁶

Water-Dependent Uses

Water-dependent uses refers to those uses that require direct access to coastal or inland waters. In York, these uses generally fall into two categories: commercial uses and recreational 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, boat storage and repair, marine railway, boat and motor sales, kayak and paddlecraft rental companies, and boating fueling. A 2016 Environmental Assessment by the U.S. Army Corps of Engineers documented \$13.7 million in estimated economic activity related to York Harbor, as well as 100 jobs directly dependent, and 160 jobs indirectly dependent, on the harbor being navigable.⁷

³ *Town of York Comprehensive Plan* Inventory and Analysis Natural Resources Chapter, adopted 2006 as amended through 2013.

⁴ U.S. Fish and Wildlife Service, Phillips Cove Unit ME-23, <https://www.fws.gov/cbra/maps/effective/23-018A.pdf>

⁵ Maine Geological Survey, Coastal Bluffs, and *Town of York Comprehensive Plan* Inventory and Analysis Natural Resources Chapter, Adopted 2006 as amended through 2013.

⁶ Tide Mill Institute, "Barrell's Mill Pond, York, Maine," February 8, 2021. https://tidemillinstitute.org/Portal/docs/Barrells_Mill_Pond_Illustr.pdf

⁷ GEI Consultants, Inc., *York Harbor & River Capacity Study*, 2019.



Recreational waterfront uses include restaurants, lobster pounds, boating, paddlecraft and other non-motorized vessels, beach-going, swimming and surfing, diving, and tourist-oriented businesses. There are also many lodging facilities and seasonal/year-round housing whose value is related to their waterfront location.

Harvesting

Harvesting in York includes both commercial and recreational fishing and lobstering, as well as non-commercial harvesting of scallops. Data from the State Department of Marine Resources categorizes commercial and recreational harvesters in York by harvest type (Table 1).

Table 1. Harvesters in York, Maine⁸

| Row Labels | YORK | YORK BEACH | YORK HARBOR | Grand Total |
|--|------------|------------|-------------|-------------|
| Carrier (CAR) | 1 | | | 1 |
| Commercial Fishing Crew (CFC) | 13 | 1 | | 14 |
| Commercial Fishing Single (CFS) | 13 | | 1 | 14 |
| Commercial Pelagic and Anadromous Crew (CPC) | 1 | 1 | | 2 |
| Lobster/Crab +70 (LCO) | 4 | | | 4 |
| Lobster/Crab Class 1 (LC1) | 4 | | 1 | 5 |
| Lobster/Crab Class 2 (LC2) | 14 | 1 | 2 | 17 |
| Lobster/Crab Class 2 +70 (LC2O) | 1 | | | 1 |
| Lobster/Crab Class 3 (LC3) | 3 | 1 | 1 | 5 |
| Lobster/Crab Class 3 +70 (LC3O) | 1 | | | 1 |
| Lobster/Crab Non Commercial (LNC) | 37 | 4 | 2 | 43 |
| Lobster/Crab student (LCS) | 2 | | 1 | 3 |
| Recreational Saltwater Fishing Operator (SWRO) | 10 | 1 | | 11 |
| Recreational Saltwater Registry (SWR) | 42 | 4 | | 46 |
| Scallop Non Commercial (NCS) | 5 | 2 | | 7 |
| Grand Total | 151 | 15 | 8 | 174 |

Source: Maine Department of Marine Resources, 2020 (accessed from 2021 state Comprehensive Planning dataset)

Commercial Fishing

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 (Table 2, Fig. 1, Fig. 2).

⁸ It has been noted that this Maine DMR data may underestimate the number of commercial lobstermen and recreational saltwater fishermen in York: York Comprehensive Plan Steering Committee, August 2021.

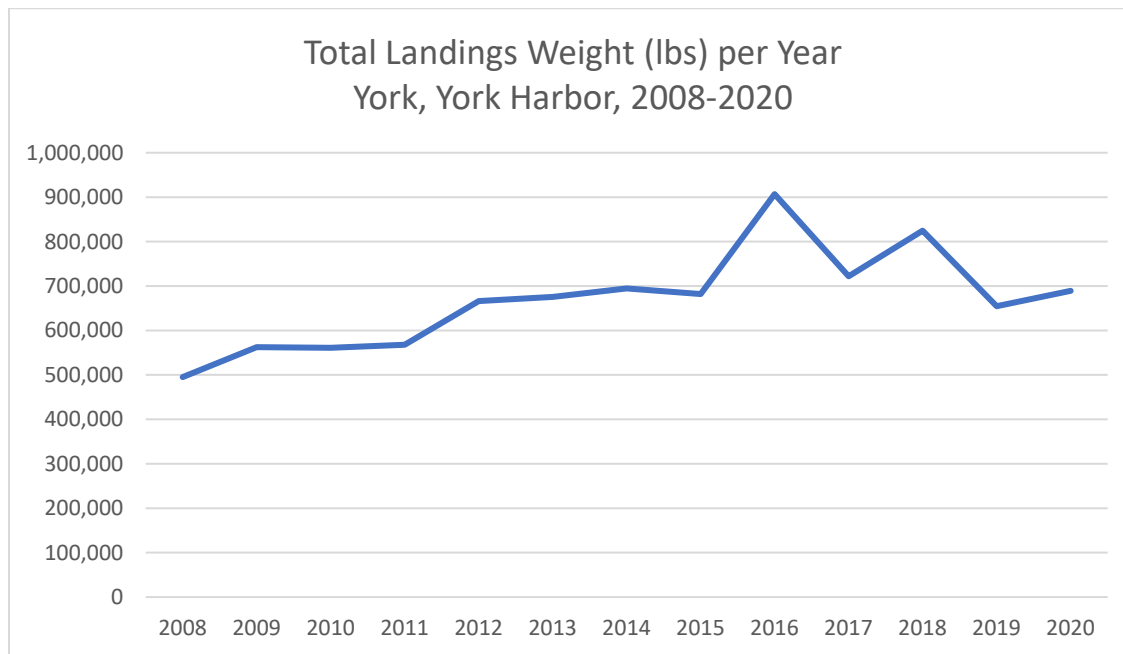


Table 2. 2015-2020 York/York Harbor Commercial Landings⁹

| 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

Figure 1. Total Landings Weight in Pounds (lbs) per Year, York/York Harbor, 2008 – 2020

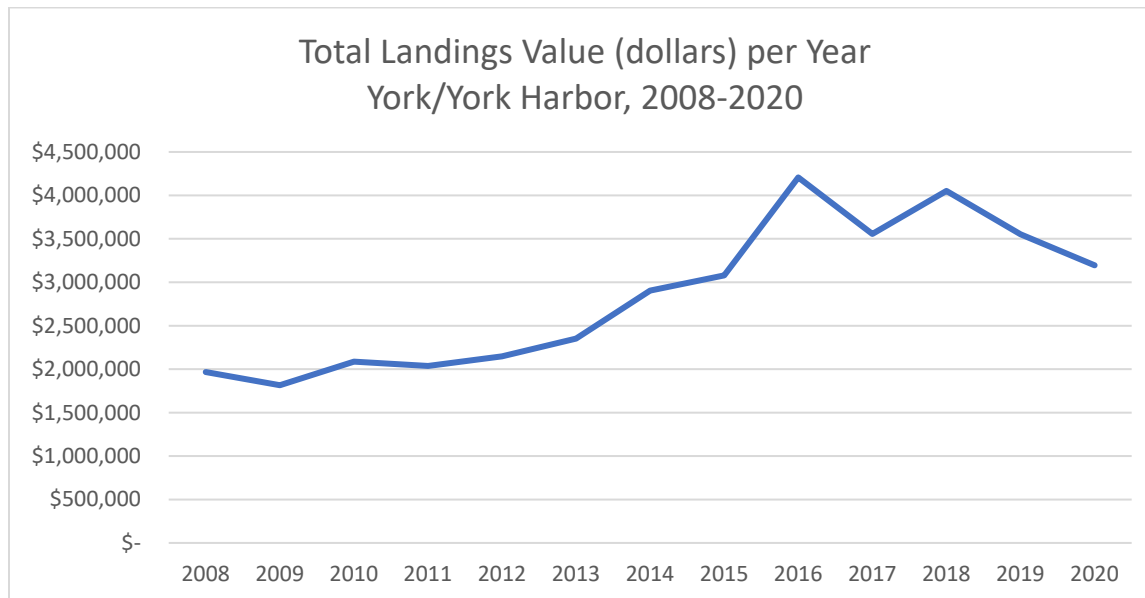


Source: Maine Department of Marine Resources, Landings Program, accessed August 2021

⁹ Totals do not reflect confidential landings, which are aggregated at the county and state scale only.



Figure 2. Total Landings Value in Dollars per Year, York/York Harbor, 2008 – 2020



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

Commercial Access

The Town of York’s policies and practices, including administration of its Harbor Ordinance, give priority for use and access of marine resources to commercial fisherman, when possible. The two Town docks support fishing operations, particularly Town Dock 1, which is the only access many of the commercial fisherman have to the waterfront. Approximately 12 parking spaces near Town Dock 1 are reserved for commercial fishermen only. In addition to the Town docks, there are privately-owned docks that support working waterfront and commercial fishing. Some docks allow increased commercial use after the summer boating season is over, including Agamenticus Yacht Club, Edwards Dock, and the Donnell’s Docks. Recent examples of efforts to maintain commercial access may serve as models for preserving the working waterfront.

John Hancock Wharf

The Old York Historical Society restored the John Hancock Wharf as a commercial fishing facility in 2011 and now leases the wharf to local fisherman, helping to preserve a historic site and a traditional waterfront use.¹⁰

Sewall/Donnell Dock at Sewall’s Bridge

The York Land Trust (YLT) partnered with local fisherman in 2003 to maintain access and save the Sewall/Donnell Dock as working waterfront. The YLT purchased a conservation easement on the dock and the adjacent 0.15 acre of land, making the dock purchase more

¹⁰ York River Study Committee, *York River Watershed Stewardship Plan*, 2018.



affordable for the fishermen and protecting the land from future development. Requirements of the easements include that the property be used only as working waterfront, provide for public access to a portion of the property, and that its scenic beauty be protected. It was the first time a conservation tool for land preservation was used to protect a commercial dock and support the working waterfront.¹¹

Shellfish Digging

As of 2022, York only allows recreational shellfish digging. Productive clam flats in York (Fig. 3 and Fig. 4) are listed below. All other areas are closed to shellfish harvesting.

- 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 Brave Boat Harbor from approximately Route 103 to the mouth of Brave Boat Harbor. A large section of Brave Boat Harbor (from approximately Route 103 to the eastern trolley tracks) that has historically been classified as “Prohibited” by DMR was reclassified as “Approved” in October 2021.

The York Shellfish Commission manages the clam flats by:¹²

- Determining the number of licenses issued;
- Opening and closing flats;
- Setting season dates and open/closed days;
- Organizing flat surveys;
- Collecting harvester take data;
- Organizing flat clean up days; and
- Planting seed clams.

For the last several years, the York Shellfish Commission has allocated 150 recreational licenses annually (Table 3).

Table 3. Allocation of Recent Shellfish Digging Licenses (as of 2021, 150 licenses total)

| Number of Recreational Licenses | License Type | Cost |
|---------------------------------|------------------------------|-----------|
| 75 | Resident Adult | \$15.00 |
| 25 | Non Resident Adult | \$30.00 |
| 22 | Resident Senior 65+ | no charge |
| 3 | Non Resident Senior 65+ | no charge |
| 22 | Resident Junior 14 and under | no charge |
| 3 | Non Resident Junior 14 | no charge |

Source: York Shellfish Commission

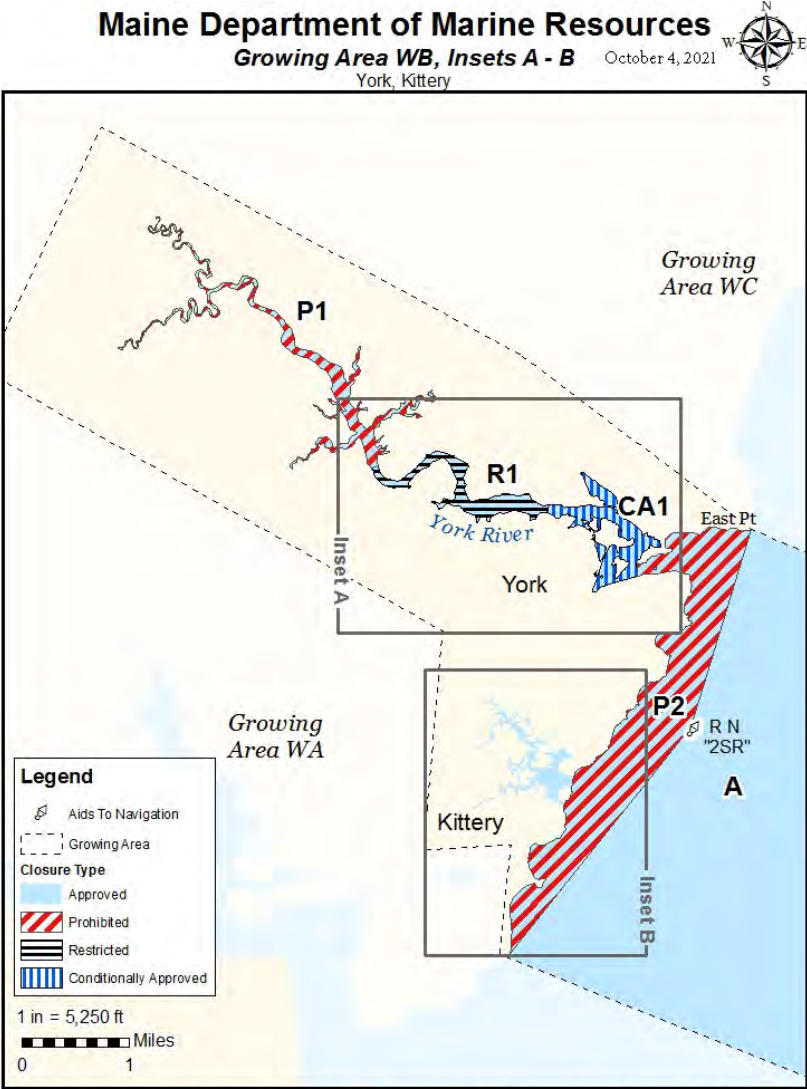
¹¹ Ibid.

¹² Correspondence with York Shellfish Commission, July 13, 2021.



York’s most productive clam flats are in areas that traditionally were not impacted by tourists and beachgoers. However, just in the last five years, there has been a significant increase in people recreating on the flats. Areas with any available parking, including near the Wiggly Bridge, Strawberry Island, and Western Point Road, have become points for launching paddlecraft and enjoying the beach. These types of activities are detrimental to shellfish located in these areas.¹³ Since these areas are not considered beaches, the beach-related animal control ordinances do not apply; one bad fecal coliform test (a possible impact of left-behind dog excrement) could close an entire digging area for up to 24 months.¹⁴

Figure 3. Maine DMR Growing Area WB



This map is provided as a courtesy. Read the provided legal notice for closure details. Closures are not shown outside of the designated growing area. Any navigation aids shown are not suitable for maritime navigation.

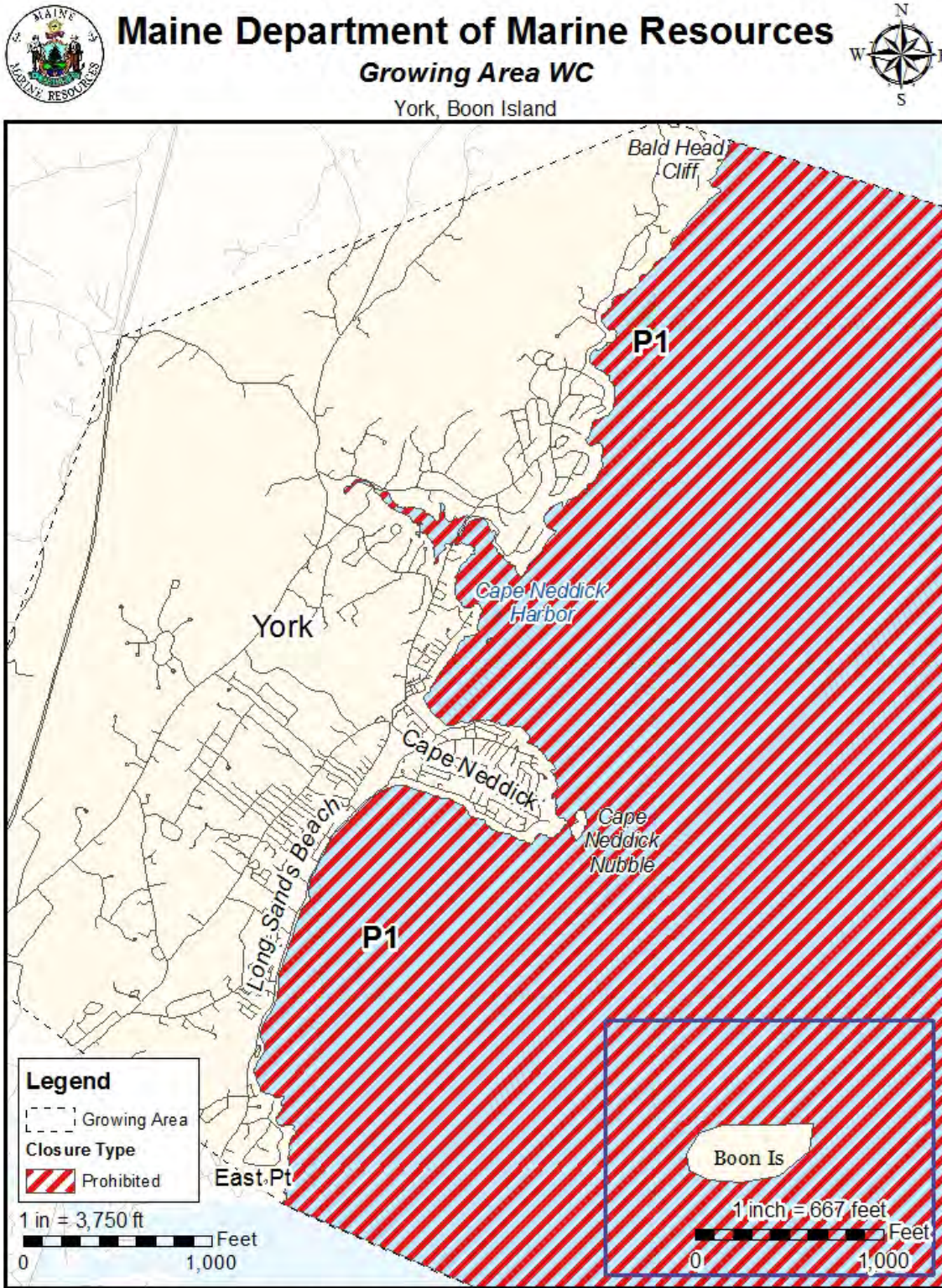
Source: Maine Department of Marine Resources

¹³ Correspondence with York Shellfish Commission, July 13, 2021.

¹⁴ York Comprehensive Plan Steering Committee, August 28, 2021.



Figure 4. Maine DMR Growing Area WC



This map is provided as a courtesy. Read the provided legal notice for closure details. Closures are not shown outside of the designated growing area. Any navigation aids shown are not suitable for maritime navigation.

Source: Maine Department of Marine Resources



Recreational Boating

Recreational activities in the York River include boating, canoeing/kayaking/paddle boarding, tubing and rafting, swimming, and bridge jumping. Boating is particularly popular in York and the demand for moorings is significant. A survey as part of the 2019 *York Harbor & River Capacity Study* identified 315 boats on moorings and 158 boats on docks, slips, or dry storage. As of 2019, there were 270 names on the Town’s mooring wait list.¹⁵ Approximately 70% of local vessels in York Harbor are 25 feet or less in size.¹⁶

Paddlecraft use is an increasingly popular activity in York Harbor. The 2019 *York Harbor & River Capacity Study* report included a summary of paddlecraft counts at Strawberry Island in 2017 and 2018 (Table 4). Results documented an average paddlecraft use of 30 per day in 2017 and 77 per day in 2018, with a peak observation of 120 paddlecraft in a single day on August 26, 2018. During field observations, Strawberry Island was observed to be heavily used by paddlecraft, while occasional use was observed at upriver locations.

Table 4. 2017 and 2018 Paddlecraft Counts

| Date | Canoes | Kayaks | Paddleboards | Other | Total |
|--------------------------------|--------|--------|--------------|-------|-----------|
| July 29, 2018 | 5 | 29 | 5 | — | 39 |
| August 5, 2017 | 1 | 20 | — | — | 21 |
| August 12, 2017 | — | 9 | 17 | — | 26 |
| August 19, 2017 | — | 18 | 8 | — | 26 |
| August 26, 2017 | — | 27 | 7 | — | 34 |
| September 2, 2017 | 1 | 31 | 4 | — | 36 |
| Average per Weekend Day | | | | | 30 |
| July 28, 2018 | — | 48 | 13 | 2 | 63 |
| August 5, 2018 | — | 66 | 22 | 3 | 91 |
| August 19, 2018 | — | 34 | 7 | 2 | 43 |
| August 26, 2018 | — | 84 | 31 | 5 | 120 |
| September 2, 2018 | — | 43 | 23 | 1 | 67 |
| Average per Weekend Day | | | | | 77 |

Source: GEI Consultants, Inc. *York Harbor & River Capacity Study*, 2019.

Public Access & Facilities

The Town maintains two public docks. Town Dock 1 is located on Harris Island Road adjacent to Route 103. Two bait sheds are located at Town Dock 1. Town Dock 2 is also located on Harris Island Road, but farther from Route 103. The Harbormaster’s office is located at Town Dock 2.

¹⁵ GEI Consultants, Inc., *York Harbor & River Capacity Study*, 2019.

¹⁶ Ibid.



The Town-owned site at Strawberry Island, adjacent to Town Dock 1, is used exclusively for canoe and kayak launching from June 15 – September 15. Strawberry Island is open for public trailered boat launching during the offseason, prior to June 15 and after September 15.

In 2018, a new walkway and kayak landing were installed adjacent to Route 103 just 0.1-mi to the north of Strawberry Island. Along with the Town purchase of Strawberry Island in 2005, these actions have increased public access to the lower section of the river for paddlecraft, swimming, and other recreation, and are being heavily utilized. However, the location of both of these facilities in an already heavily-used area of the river has increased congestion in the Harbor.

Upriver canoe and kayak access is available at Scotland Bridge (ramp access for small non-motorized and motorized boats), Rice's Bridge (primarily hand carry, limited ramp access for small non-motorized boats), and Route 103 (carry-in access for canoes, kayaks, and other paddlecraft launching).

For powerboat launching, the only public option is the launch at Scotland Bridge on the York River. This launch is suitable for canoes and kayaks, as well as small, trailered boats. Boat size is limited because this site is located upstream of several low bridges that significantly limit the height of boats launched here. Parking is extremely limited, and there is little room to maneuver vehicles and trailers off of the travel lanes of Scotland Bridge Road. Access points for larger boats in the York River and onto the Cape Neddick River are available only via private facilities.

York's four major swimming beaches (Harbor Beach, Long Sands Beach, Short Sands Beach, and Cape Neddick Beach) provide access to the Atlantic Ocean, as do a number of waterfront parks, including Goodrich Park, Steedman Woods, Hartley Mason Estate, Ellis Park, Sohier Park, and the Rachel Carson National Refuge. Walking trails, including the Wiggly Bridge and causeway, Fisherman's Walk, and the Cliff Walk, provide pedestrian access along the coast. Sewall's Bridge and the Route 103 Bridge are used for bottom fishing and approved clam flats for shellfish digging are located in the York River and Brave Boat Harbor.

Many people view the ocean and tidal waters from public roads, including:¹⁷

- Route 1A, which runs along Long Sands and Short Sands beaches, is the most traveled and has a sidewalk for pedestrian views.
- Shore Road, which connects York Beach with Ogunquit to the north, follows the coast and has several significant vantage points.
- Cider Hill Road (Maine Route 91) and Birch Hill Road have magnificent views of the tidal marshes near the headwaters of the York River.

¹⁷ List from *Town of York Comprehensive Plan* Natural Resources Chapter, adopted 2006 as amended through 2013.



- The Fishermen’s Walk and Cliff Walk are public walkways that begin in Steedman Woods and follows the York River downstream to Harbor Beach and the Hartley Mason Reserve (Fisherman’s Walk), and then follows the rocky coastline for 0.5 mile (Cliff Walk). Walkers on this path have spectacular views of the River and Ocean.
- From the summit and trails of Mt. Agamenticus, one can have a broad view of the Atlantic Ocean, out to Boon Island and the Isles of Shoals, the coastline all the way to Cape Ann, as well as the White Mountains to the North. This view is preserved through shrubland management which takes intensive hard labor each year

The 2019 *York Harbor & River Capacity Study* identified that access to the York River above Sewall’s Bridge is very limited. The boat launch at Scotland Bridge has limited parking, tidal limitations, and is not well improved for trailered boat use. The launch at Rice’s Bridge has limited parking, tidal limitations, is narrow, and is not well improved for trailered boat use (in addition, its location along busy U.S. Route 1 is not ideal for truck/trailer turning movements).¹⁸ Table 5 and Fig. 5 provide information on all public access points to coastal waters.

Table 5. Public Access to Coastal Waters

| Access Category | Public Access Point | Use, Capacity, and Physical Condition |
|-----------------|---------------------|--|
| Boat Dock | Town Dock 1 | Timber commercial pier with 83' +/- berthing at pier face. 580' +/- float face. Parking: 12 +/- spaces for commercial fishermen only. Dinghy/tender tie up at floats. Condition: The floats and pylons need to be replaced. Used by more than just the mooring holders of York, the floats are scheduled to be replaced 2025/26 per the Town of York <i>Capital Improvement Plan</i> . The Harbor Board is exploring adding floats to the Town Dock 1 float system to gain more dingy storage space for its mooring holders. |
| Boat Dock | Town Dock 2 | Timber pier with 365+/- float tie up. High water landing for ground vessel ground out. Parking: 40+/- spaces along Harris Island Road. The Harbor Board has identified the need to replace Town Dock 2 within the next ten years as the Dock was expanded in 1988 but not all the structure was replaced. When this dock is replaced it would be expected to replace the Harbor Master office at the same time as the structure is built on the dock. |
| Boat Launch | Strawberry Island | Hand carry during summer. Trailered launching during offseason. Gravel ramp. Tidal limitations. Parking: 21 +/- spaces along Harris Island Road. Dingy/Tender storage on beach. The area was bought with harbor mooring holders funds and town funds for a hand carry paddlecraft launch area. There is an issue of people using this as another beach and recreation area and not as it was intended as a launch site. It's also a sensitive area to pet waste as there is a clam flat maintained by the town adjacent to the area. |

¹⁸ GEI Consultants, Inc., *York Harbor & River Capacity Study*, 2019.



| | | |
|-------------|--|---|
| Boat Launch | Wiggly Bridge/Route 103 | Hand carry only. Kayak launching float. Parking: 14 permit spaces at Route 103. |
| Boat Launch | Rice's Bridge | Primarily hand carry. Narrow gravel ramp allows for limited trailered launching. Tidal limitations. Parking: 15-16 spaces not delineated. |
| Boat Launch | Scotland Bridge | Hand carry and trailered. Gravel ramp. Tidal limitations. Parking: 5-7 spaces not delineated. |
| Park | Sohier Park | Town-owned park that is highly-trafficked as the gateway to the Nubble Lighthouse, a nationally-recognized attraction. Recreational activities include sightseeing, scuba diving, and fishing. Facilities include a welcome center with restrooms and a gift shop. |
| Park | Ellis Park | Located adjacent to the Atlantic Ocean at Short Sands Beach, the Park includes dunes, lawns, a playground, a parking lot, and a bathhouse. Metered parking. |
| Park | Hartley Mason Estate | Four-acre seaside park with scenic views, located adjacent to Harbor Beach. Limited parking. |
| Park | Steedman Woods | This 17-acre area includes scenic walking trails along the York River and is owned by the Old York Historical Society. The Wiggly Bridge and Causeway connects the public paths in Steedman Woods to the Fisherman's Walk. Parking is very limited. |
| Park | Goodrich Park | Town-owned park that provides shoreline views and passive recreation along the York River. Amenities include picnic areas, short walking trails, parking, and the adjacent Rice's Bridge public boat ramp. The Harbor Board has expressed interest in developing this property into a paddlecraft launch site to take the pressure off the harbor area. |
| Park | Rachel Carson National Wildlife Refuge | Part of a larger complex of lands managed by the federal government for wildlife purposes, use of this land is restricted to active hunting with a permit during hunting seasons. |
| Beach | Long Sands Beach | 1.5 miles of mostly sandy beach with some tide pools and rocky areas. Restrooms are available. Metered parking is available along Long Beach Avenue. Handicapped parking and access ramps are located near the bathhouse. |
| Beach | Short Sands Beach | 0.25 miles long and located within Ellis Park. Offers public restrooms, seasonal lifeguards, metered parking, a playground, basketball courts, large grassy area, and a promenade walkway along beach. |
| Beach | Cape Neddick Beach | Smallest of York's beaches, located at the mouth of the Cape Neddick River. No bathroom facilities available. |
| Beach | York Harbor Beach | Family-oriented beach with a high local population. Limited parking here requires resident permit parking sticker. Access to public restrooms, seasonal lifeguards, |

Source: compiled from Town of York Comprehensive Plan Inventory and Analysis Natural Resources Chapter (adopted 2006, amended through 2013) and GEI Consultants, Inc., York Harbor & River Capacity Study, 2019.



Figure 5. Public Access to Coastal Waters



Data Sources: Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.

- Boat Dock
- Boat Launch - Carry In
- Boat Launch - Ramp
- Park
- Beach



The 2019 *York Harbor & River Capacity Study* identified 83 docks and piers in the York River and Harbor. The majority of docks (63%) are located in the upstream section of the River, however the density of dock development is lower for the upstream section compared to the downstream section due to the much longer length (Table 6).¹⁹

Table 6. Upstream and Downstream Waterfront Facilities

| Area | No. | Description | Boat Launches | Working Waterfront Sites | Docks & Piers | Dock Density (docks /mi) |
|--------------------|-------------------------|-----------------------------------|---------------|--------------------------|---------------|--------------------------|
| Up-stream | 1 | Limit of Study to Scotland Bridge | 0 | 0 | 5 | 1.3 |
| | 2 | Scotland Bridge Road to Route 1 | 1 | 0 | 13 | 7.6 |
| | 3 | Route 1 to Sewall's Bridge | 1 | 0 | 35 | 17 |
| | Total Upstream | | 2 | 0 | 53 | 6.8 |
| Down-stream | 4 | Sewall's Bridge to Route 103 | 1 | 5 | 13 | 20 |
| | 5 | North Basin: Route 103 to "G-11" | 1 | 1 | 6 | 22 |
| | 6 | South Basin: "G-11" to "R-9" | 2 | 1 | 11 | 30 |
| | Total Downstream | | 4 | 7 | 30 | 23 |
| Total River | | | 6 | 7 | 83 | 9.1 |

Source: GEI Consultants, Inc., *York Harbor & River Capacity Study*, 2019.

According to 2022 Town of York Assessor Data, private facilities with commercial docks on the York River include: the Stage Neck Inn; the Harborside (with pier and dock); Donnell's dock and launching ramp facility; York Harbor Marina; Agamenticus Yacht Club; John Hancock Wharf (a.k.a. Marshall Wharf), and; York Golf & Tennis Club.²⁰ There are an additional 83 properties along the York River with residential docks and wharves.

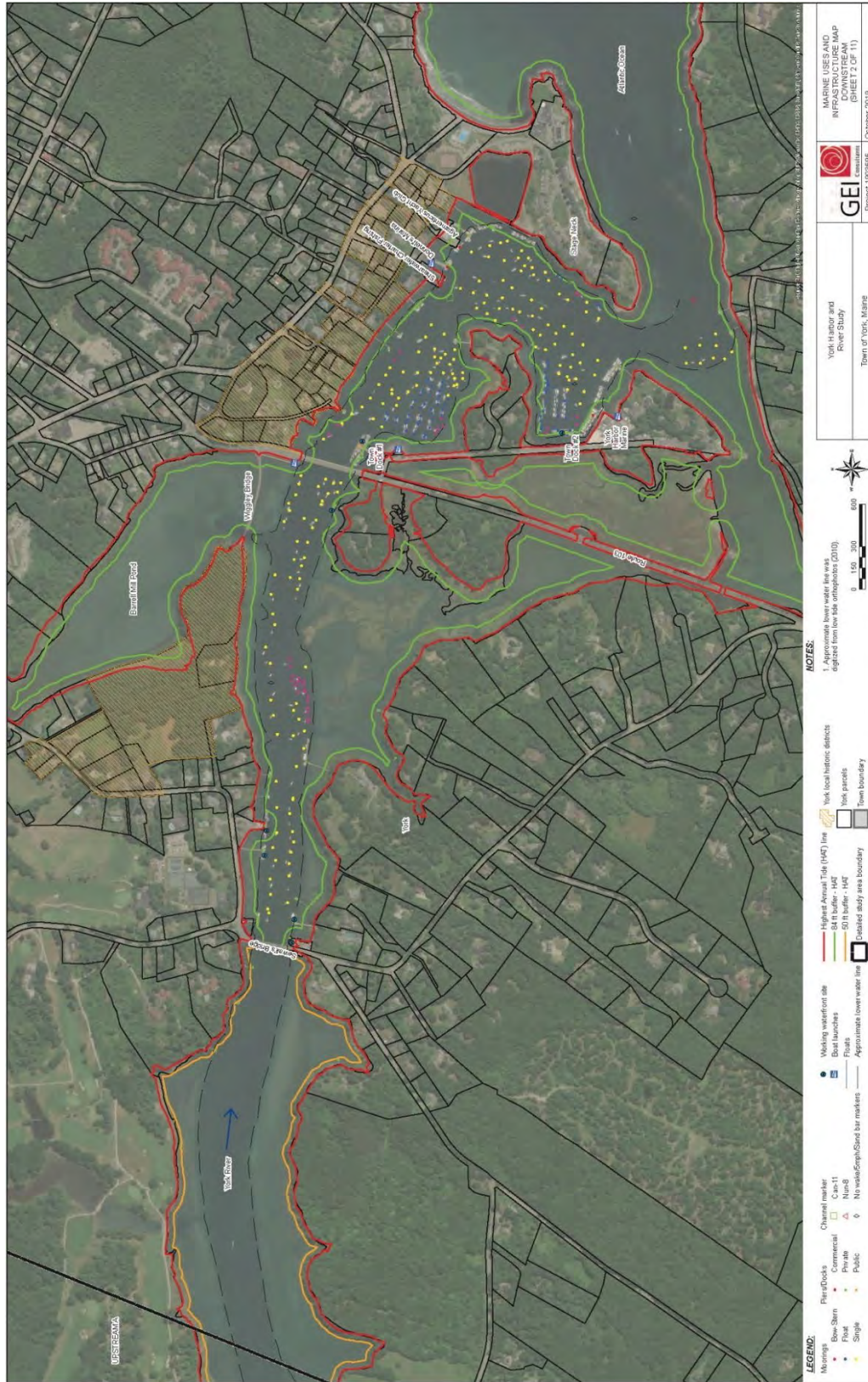
The distribution of docks, moorings, and other infrastructure in the downstream area of the York River, from Sewell's Bridge to the York Harbor as of 2019 is shown in Fig. 6.

¹⁹ GEI Consultants, Inc., *York Harbor & River Capacity Study*, 2019.

²⁰ Town of York Assessor, January 2022.



Figure 6. Downstream Marine Uses and Infrastructure Map



Source: GEI Consultants, Inc., York Harbor & River Capacity Study, 2019.



Capacity Challenges & Conflicts Between Uses

Demand for water access and adjacent parking in York exceeds existing supply and a rise in demand for recreational uses has created increased pressure on traditional uses of York's marine resources. Maintaining a balance between the competing interests of recreational users and supporting traditional working waterfront users is a concern.

Paddlecraft use has increased significantly in York Harbor in recent years. The rise in paddlecraft users has created additional congestion near Route 103 as two of the primary launch sites are in this location. Congestion at Scotland Bridge has required the York Police Department to increase the number of no parking zones due to the number of vehicles parked in an unsafe manner along Scotland Bridge Road.²¹

The 2019 *York Harbor & River Capacity Study* noted that demand for additional dockage and moorings on the river has been significant for many years and that as of summer 2019 there were 270 names on the Town's mooring wait list.²² The study identified that the mooring and channel layouts were not optimized for capacity or channel safety. The study noted that the approximately 75 parking spaces near the harbor was not enough to support even the current level of moorings and that any expansion of the number of moorings would require additional parking.²³ Since then, moorings have been moved around or floats added as per the study recommendations. The Harbor Board reports that the limitation on parking and facilities prevents any major additions of moorings beyond the revised reconfiguration.²⁴

Anecdotally, there is enough parking for commercial fishermen because the fishermen get started early before the parking lots fill up. After 8 am in the summer, most of the parking has filled up in the harbor area. The Harbor Board has reported challenges of visitors parking near Town Dock 2 and carpooling to area beaches or restaurants. This results in mooring/slip holders not being able to park to access their boats. Parking near Town Dock 2 is being reviewed by the Harbor Board in collaboration with the York Police Department.

The 2019 *York Harbor & River Capacity Study* identified that certain high-use areas were nearing their spatial capacity at peak times due to the amount and types of uses being accommodated within those areas. It specifically called out these conflict areas:

- a. The area near the Route 103 bridge, which includes commercial use of Town Dock 1, paddlecraft use of Strawberry Island and new Kayak Landing, recreational use of boats in adjacent mooring fields, bridge jumping off the Route 103 bridge, and swimming

²¹ York Traffic Safety Ordinance, amended 9/28/20.

<https://www.yorkmaine.org/DocumentCenter/View/728/Traffic-Safety-Ordinance-PDF?bidId=> page 14, amended 9/28/20.

²² GEI Consultants, Inc., *York Harbor & River Capacity Study*, 2019.

²³ Ibid.

²⁴ Correspondence with York Harbor Board, July 14, 2021.



near the causeway to Wiggly bridge. The study stated that while individually these areas may not exceed capacity, when combined there are congestion issues and safety concerns.

- b. 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. The study noted that the narrow channel at low tide and high currents at ebb tide add to navigation challenges at this location.

There is no formal paddlecraft management program to regulate paddlecraft use or promote user education. In general, many paddlecraft users do not undergo formal safety training. The 2019 *York Harbor & River Capacity Study* identified that lack of knowledge and training likely contribute to non-compliance and safety issues observed among paddlecraft users.²⁵

Ecological Value

In addition to its recreational value, the York River is also a valuable natural resource. A Class SB marine waterway under the Maine Water Classification Program, the river has free-flowing conditions that support abundant fish and wildlife habitat, aquatic plant life, and fringing marsh.²⁶ The health of the York River is integral to both recreational and commercial use; recreational boaters depend on good water quality for safety of their activities and fishermen depend on the river to support thriving fisheries.

The Maine Department of Inland Fisheries and Wildlife (MDIFW) Beginning with Habitat Program identifies areas of statewide ecological significance. The York River Headwaters Focus Area encompasses the many uplands and wetlands that comprise the headwaters of the York River. The river's Tidal Marsh Estuary Ecosystem includes the intertidal bays and one of the largest unprotected spartina saltmarshes, a rare community type. Rare plants and animals and extensive areas of high value habitat are found throughout the focus area. Additionally, the Brave Boat Harbor – Gerrish Island Focus Area 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 native plants and animals.²⁷

Parking and access challenges are reflective of larger capacity challenges of York's natural resources. The high level of recreational use in some areas is having an impact on the ecological value of York's resources and is creating safety hazards in the harbor. Increased

²⁵ GEI Consultants, Inc., *York Harbor & River Capacity Study*, 2019.

²⁶ Ibid.

²⁷ Beginning with Habitat Focus Areas documentation provided as part of the 2021 Comprehensive Planning Dataset from the state.



wakes and activity speed up rates of sedimentation and siltation in the York River. Increasing the number of parking spots or moorings could worsen these existing trends. Expanding access options upriver could have impacts on fragile ecosystems and natural resources in that area.

Coastal Water Quality Monitoring

Maine Department of Marine Resources (DMR)

The Maine Department of Marine Resources monitors bacteria levels at seven stations in the York River six times per year to help inform decisions about classifying shellfish growing areas. Samples are tested for fecal coliform on a regular basis and each site is assigned a P90 score which factors in sampling results over five years.²⁸ To be eligible for shellfish harvesting without needing depuration, sampling sites must have a P90 score below 31. In 2020, all but one of the sampling stations located in the York River had P90 scores below the approved standard of 31. This sampling location with a P90 Score of 45 is the DMR's most upriver station on the York River, near the U.S. Route 1 bridge.

The DMR has assigned "Growing Area" designations to different zones along the coast and classifies areas as Prohibited, Restricted, Conditionally Approved, or Approved. York is within the WB and WC growing areas (Fig. 3 and 4 earlier in this section). The following designations apply in York:

Prohibited:

Upper York River (York): north of U.S. Route 1 bridge

Brave Boat Harbor and vicinity (Kittery, York): west of a line beginning at Sisters Point (Kittery), then extending northeast to red nun "2SR", and then extending northeast to the tip of East Point (York); AND east of a line starting at the southernmost point of land at the mouth of Brave Boat Harbor northern shore (York) and running south across the mouth of the harbor to the most northeastern point of the prominent point of land, located on the opposite shore (Kittery); AND east of a line beginning at the most western point of Stage Neck (York) and running south to a red painted post on the mainland shore located approximately 72 yards west of the old pilings. (A large section of Brave Boat Harbor (from approximately Route 103 to the eastern trolley tracks) that has historically been classified as "Prohibited" by DMR was reclassified as "Approved" in October 2021.)

Upper Brave Boat Harbor: north and west of a line beginning at the old train trestle pilings, located on the northern shore of Brave Boat Harbor (York) and running southwest across the mouth of an unnamed creek to the opposite shore.

²⁸ York River Study Committee, *York River Watershed Stewardship Plan*, 2018.



East Point to Bald Head Cliff: north of a line beginning at the east tip of East Point (York) extending southeast along the Growing Area boundary to the three-mile line; AND south of a line beginning at Bald Head Cliff extending southeast along the Growing Area boundary to the three-mile line; AND inside of a line following the three-mile boundary around Boon Island Light.

Restricted:

York River (York): north and west of Sewalls Bridge; AND south and east of U.S. Route 1 bridge. (The section of river from U.S. Route 1 to Sewall's Bridge was updated from Prohibited to Restricted in 2019, in response to improving water quality and reduction in risk sources on the River).²⁹

Conditionally Approved (Seasonal):

Lower York River (York): east of Sewall's bridge; AND west of a line drawn from the most western point of Stage Neck running south to a red painted post on the opposite shore (closed May 1st through November 30).

Approved

Growing Area WB.

In 2009, recreational clam flats were closed in York, Kittery, Ogunquit, and Wells after a lack of state funding meant that federally-mandated water quality testing was not performed. Town staff and stakeholders worked actively with DMR to acquire the data needed and the flats were reopened in 2010.³⁰

Water quality around closed clam flats has been improving and, according to the state, all overboard discharges have been identified and removed. There are still areas west of Sewall's Bridge that are closed to digging based on testing and water samples. The Cape Neddick River and surrounding area is listed as impaired for shellfishing because of its proximity to the York Sewer District's Wastewater Treatment Plant outfall pipe.³¹

Run-off from non-point sources, such as impervious surfaces and residential lawns, is a primary contributing factor to water quality challenges in York. The area from Sewall's Bridge to the U.S. Route 1 bridge was upgraded in 2019 from Prohibited to Restricted. This is a step in the right direction but does not allow for recreational digging yet. While improvements to

²⁹ GEI Consultants, Inc., *York Harbor & River Capacity Study*, 2019.

³⁰ Susan Morse, Portsmouth Herald, "Lack of inspectors closes clam flats from Kittery to Wells", February 26, 2009, <https://www.seacoastonline.com/article/20090227/NEWS/902270424>.

³¹ I Maine Department of Marine Resources, Maine Shellfish Growing Area Classification Program, <https://www.maine.gov/dmr/shellfish-sanitation-management/programs/growingareas/>



water quality are beneficial to the shellfish, better water quality also increases predators like green crabs and worms.³²

Maine Healthy Beaches

The Maine Healthy Beaches Program (MHB) is a statewide effort to monitor water quality and protect public health at Maine's participating coastal saltwater beaches. It is a partnership between the Maine Department of Environmental Protection and local municipalities/state parks and is funded by the U.S. Environmental Protection Agency (EPA) through the Beaches Environmental Assessment and Coastal Health (BEACH) Act of 2000. Participating beaches, which in York consist of Cape Neddick Beach, Long Sands Beach – North, Long Sands Beach – South, Short Sands Beach, and York Harbor Beach, are routinely monitored for fecal bacteria between Memorial Day and Labor Day.

The Cape Neddick Beach has been listed in the state's most recent Integrated Water Quality Monitoring and assessment Report as a Category 3 listing, indicating that recreational uses may be impaired based on a high percentage of monitoring tests exceeding state and federal thresholds. More information on water quality testing results can be found in Appendix A3: Natural Resources Current Conditions.

Maine Department of Environmental Protection (DEP)

Maine DEP's Marine and Engineering Units conduct regular monitoring throughout marine waters to determine whether water quality standards are being met. In 2017, Maine DEP's Marine Unit conducted field monitoring to characterize water quality conditions in the York River estuary and determined that overall water quality conditions are appropriate to consider the estuarine portions of the York River unimpaired.³³

Town of York

Between 2007-2011, the York Community Development Department oversaw testing at bacteria sampling locations in the Cape Neddick River, many of which were shown to exceed EPA bacteria standards. Following this testing, a watershed-based plan was completed in June of 2014. In 2017, the Town applied for, and received, a 319 Nonpoint Source Grant for the Cape Neddick River Watershed to address bacteria which is the primary pollutant of concern. The Town partnered with the Wells Estuarine Research Reserve to implement the work covered under the grant. The ongoing key issues that need to be addressed regarding bacteria levels are:

³² Correspondence with York Shellfish Commission, July 13, 2021

³³ York River Study Committee, *York River Watershed Stewardship Plan*, 2018.



- Pet waste and water quality;
- Geese deterrents (installing vegetative barriers along the shoreline); and
- Regulated septic system plumbing and maintenance.³⁴

Dredging

A federal dredge project in York Harbor 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 York Harbor Board recognizes that the harbor needs to be dredged more often than the 22 years between previous dredge projects and has laid out a timeline for submission of paperwork for federal approvals and an overall plan for the process. The Harbor Board plans to start the dredge application process in 2025 in hopes to conduct the next dredge of York Harbor between 2030 to 2033, 13 to 16 years after last dredging of the harbor.³⁵

Driven by possible factors such as residential development, increased motor vessel traffic, and sea level rise, the Town has observed increased rates of sedimentation in the harbor, which could indicate a need for additional dredging sooner than anticipated.

Dredging spoils were historically placed in a location west of Harris Island Road or trucked to the Ramsdell pit. Dredging spoils from the 1996 dredging and the most recent dredging in 2017/2018 were disposed of in an offshore dump site.

Climate Change Impacts

Sea level rise (SLR) has the potential to damage infrastructure, reduce public access to recreation areas on the waterfront, and worsen contamination from runoff. With 1.6 feet of sea level rise, 42% of York County's dry beach (above the high tide line) will be at risk of inundation, which will limit accessible beach areas.³⁶

Town Dock 1, Town Dock 2, the Harbormaster Office, and the Strawberry Island boat launch area are all projected to be exposed to inundation with as little as 1.5 feet of sea level rise and storm surge, which could happen by 2050 or earlier.³⁷ This would eliminate York's only public harbor access points. The York Harbor Board has begun preliminary discussions about dock heights in regard to sea level rise, including planning for replacing Town Dock 2. Harris Island Road itself may become inaccessible at 1.5 feet of sea level rise and storm surge. This means

³⁴ Town of York, Cape Neddick River, <https://www.yorkmaine.org/174/Cape-Neddick-River>.

³⁵ Correspondence with York Harbor Board, July 14, 2021.

³⁶ Adapted from Slovinsky (2020, unpublished). Maine Climate Council Scientific and Technical Subcommittee, *Scientific Assessment of Climate Change and Its Effects in Maine*, 131.

³⁷ Maine Geological Survey sea level rise/storm surge models.



that even if the harbor infrastructure was raised above inundation levels, it still may not be usable without modifications to prevent flooding on Harris Island Road.

York's projected increase in rainfall and more frequent and intense flooding events will create a greater volume of stormwater carrying pollutants such as pet waste, failed septic system runoff, lawn fertilizers, trash, and fuel and oil from cars and boats.³⁸ These pollutants contain high concentrations of nutrients and other harmful substances that, along with shifts in species and rise in bacteria, can harm aquatic life and make water unsafe for swimming, resulting in closures to beaches and other swimming areas.

Increases in ocean temperatures will prompt many cold-water species in the Gulf to move northward and expand the geographic ranges of warm-water species. Continued warming is likely to push lobster populations farther north and decrease productivity, a trend that Connecticut and Rhode Island have experienced over the past 10-15 years. Warming waters can lead to higher rates of disease, declines in female size at maturity, suffocation due to declines in oxygen in seawater, and mass die-offs during ocean heat waves. Based on current warming trends, some projections estimate that by 2050 lobster abundance in Maine will decline by 45%.³⁹

Climate change can also open up invasion windows of harmful species. Invasive plants and wildlife are often more tolerant of environmental changes and can more quickly adjust to new climates compared to native species. Green crabs, Asian shore crabs, tunicates and invasive seaweed are common invasive that will continue to threaten marine ecosystem health and warmer temperatures can increase risk for toxin-producing harmful algal bloom species.⁴⁰

Current Regulations

Shoreland Overlay District

At the direction of York voters, the Town has the most stringent shoreland regulations when compared to other neighboring towns and contains multiple provisions that exceed the state minimums, including regulation of land use around all wetlands rather than just those required by the Mandatory Shoreland Zoning Act (MSZA).

The Shoreland zone is a 250-foot area surrounding water bodies, wetlands, and 75 feet from protected streams. The Shoreland Overlay District specifies dimensional standards (including

³⁸ [Cities of Portland and South Portland. "Climate Change Vulnerability Assessment."](#)

³⁹ Eastern Research Group, Cost of Doing Nothing Analysis, 2020, https://www.maine.gov/future/sites/maine.gov.future/files/inline-files/ERG_MCC_Vol2_CostOfDoingNothing_9.29.2020.pdf

⁴⁰ Maine Climate Council, *Scientific Assessment of Climate Change and its Effects in Maine* http://climatecouncil.maine.gov/future/sites/maine.gov.future/files/inline-files/GOPIF_STS_REPORT_092320.pdf



minimum land area and frontage requirements, erosion and sediment control standards, parking are requirements, and general stormwater runoff standards) and permitted and prohibited land uses in the shoreland zone. Many uses require a permit from the Code Enforcement Officer (CEO). Resource protection sub-districts include coastal wetlands, inland wetlands, map-designated areas, steep slopes, 100-year floodplain, bird habitat areas, and unstable bluffs. A map of the Shoreland Overlay District can be found in Appendix A3: Natural Resources Current Conditions.

The 2019 *York Harbor and River Capacity Study* evaluated the Shoreland Overlay District requirements related to marine infrastructure and found that the Town's current shoreland zoning regulations are extremely limiting in terms of allowing new dock development. The study determined that little or no new dock development is allowed under current shoreland zoning regulations. The study recommended that the Town consider revisions to these regulations to allow new dock development that is consistent with local goals and marine resources access.

Floodplain Management Ordinance

The Floodplain Management Ordinance requires a permit from the Code Enforcement Officer (CEO) prior to any construction or other development within any areas of special flood hazard. This requirement is in addition to any other permits which may be required pursuant to the codes and ordinances of the Town. The Ordinance includes mechanisms for determining that all permits have been obtained from federal, state, and local government agencies, notifies adjacent municipalities, the Department of Environmental Protection, the Maine Floodplain Management Program, and dictates specific development standards for various types of construction.

Harbor Ordinance

The Town of York has adopted a Harbor Ordinance, most recently amended in May 2021, to regulate the use of the town's harbors, channels and tidal waters. The Town employs a Harbormaster to enforce town rules and regulations, including assignment of mooring spaces. The Town utilizes a Harbor Board to manage harbor planning and operations, including consideration of applications for new and existing structures such as docks. York collects harbor usage fees for mooring and Town float assignments, as well as waiting list fees, winch fees, and bait fees. This revenue, as outlined in the Harbor Ordinance, is used for improvements to the harbor, channels, and tidal waters including capital improvements, wharf construction and repair, dredging equipment and land acquisitions. Currently harbor usage fees are assigned to a capital improvement fund (55 percent of fee revenue) and a dredging fund (45 percent of fee revenue).⁴¹

⁴¹ Town of York, Harbor Ordinance, Enacted 1990, as amended through May 2021.



Shellfish Conservation Ordinance

The Shellfish Conservation Ordinance establishes a shellfish conservation program through licensing, limiting the number of shellfish harvesters, restricting time and area where digging is permitted, limiting the minimum size of clams taken, and limiting the amount of clams taken daily by a harvester.⁴²

State & Federal Regulations

In addition to local regulations contained within the Zoning Ordinance, Floodplain Management Ordinance, and Harbor Ordinance, construction of piers and docks in coastal wetlands is an activity that is regulated by multiple state and federal agencies. A typical dock construction project on coastal waters in Maine will require permits from Maine DEP, the U.S. Army Corps of Engineers, and a Submerged Lands Lease from the Maine DACF Submerged Lands Bureau.⁴³

The Natural Resource Protection Act requires property owners to secure a permit from the Maine DEP in order to build a dock.⁴⁴ In addition, construction is subject to Maine DEP's stormwater laws and regulations, which were developed to protect and restore surface water and groundwater impacted by stormwater flows, including site location of development, stormwater management, and stormwater waste discharge. Army Corps of Engineers Permits are necessary for any work, including construction and dredging, in the nation's navigable waters.⁴⁵

Recent Planning Efforts

York Harbor & River Capacity Study (2019)

In July 2019, the Town of York retained GEI Consultants, Inc (GEI) to undertake a capacity study of the York River and Harbor (Fig. 7). The primary purposes of the study were to assess the existing uses on the river and evaluate how those uses compare to river and harbor capacity in order to inform management and regulatory decisions.⁴⁶

This study includes specific recommendations and strategies for improved management of the river's physical and spatial resources as well as user education. Key takeaways are summarized below:

⁴² Town of York, Shellfish Conservation Ordinance, Enacted 1998, as amended through November 2017.

⁴³ GEI Consultants, Inc., *York Harbor & River Capacity Study*, 2019.

⁴⁴ Maine DEP, Natural Resources Protection Act, <https://www.maine.gov/dep/land/nrpa/>

⁴⁵ U.S. Army Corps of Engineers Headquarters Website, <https://www.usace.army.mil/missions/civil-works/Regulatory-Program-and-permits/Obtain-a-Permit/>

⁴⁶ GEI Consultants, Inc., *York Harbor & River Capacity Study*, 2019.

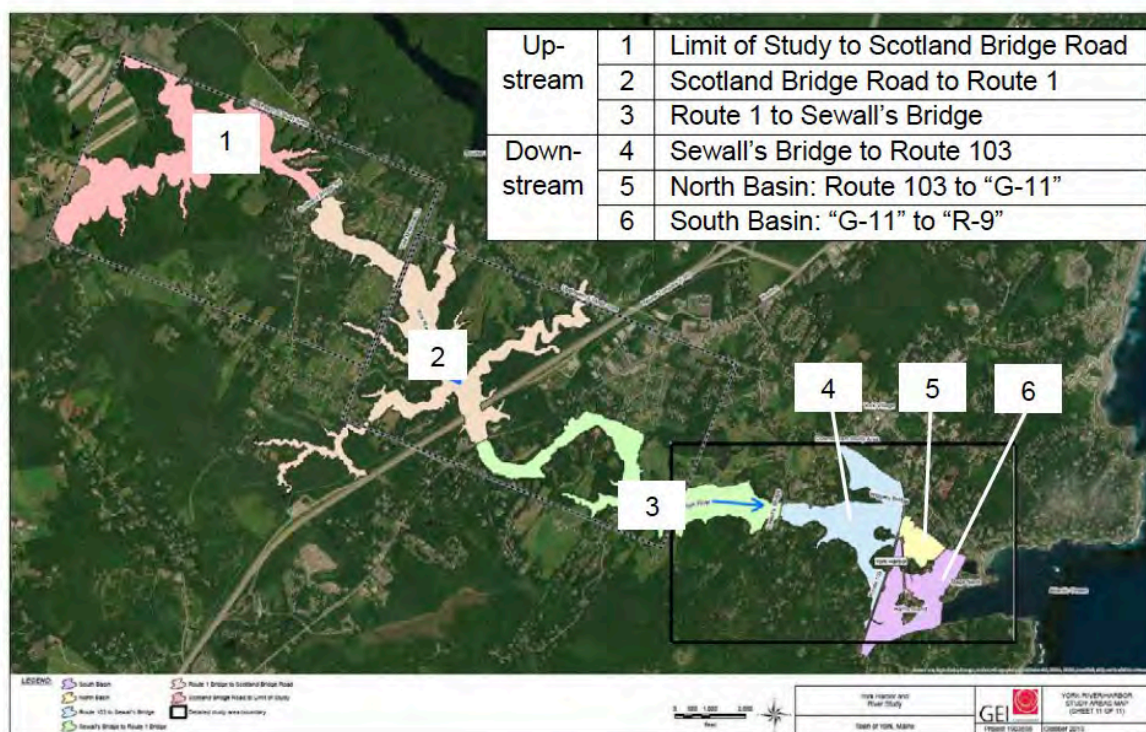


- Waterway capacity in York is a balance of spatial, facility, ecological, and social factors, and effective management of varying uses is necessary.
- Increase in demand for recreational uses creates increased pressure on traditional uses of the river.
- The need to accommodate a wide range of users in a small area leads to conflicts between user groups and congestion at high-use times in high-use areas. Separation of uses could help to minimize these conflicts.
- There is significant unmet demand for additional moorings (wait list 270 entries).
- The volume of recreational use on the river and harbor is highly dependent on season. July and August see the highest use and most potential for congestion. Use drops off significantly in the shoulder seasons.
- While existing uses do not appear to exceed ecological capacity, a significant increase in use would create increased pressure on ecological capacity that should be carefully managed to avoid excessive impacts and to minimize added risk.
- Compliance with rules and regulations is an important factor in social capacity. Lack of compliance by some users can lead to increased user conflict, safety issues, and ecological impacts. Lack of compliance includes: boats exceeding headway speed, users swimming from new kayak dock at Route 103, tie up of powerboats at the new kayak dock Route 103, paddlecraft users navigating throughout all areas of the channel, paddlecraft users operating without lifejackets, and towing of recreational devices. There is no formal paddlecraft management program that would provide the ability to regulate paddlecraft use or promote user education.
- There is limited access to the river upstream of Sewall's Bridge. Existing launches at Scotland Bridge and Rice's Bridge are tidally limited, not well improved, and have limited parking.
- Two of the major paddlecraft access sites are located in one of the most heavily used areas of the river, near Route 103, which contributes to congestion during heavy use times.
- Parking near the harbor is limited for current levels of use and would likely be inadequate to support significant increases in public moorings/berths.
- Dingy storage is limited for current levels of use and will likely be inadequate to support significant increases in public moorings/berths.
- There is currently no local vessel pumpout service on the river or in York. Boats with holding tanks must either travel to a facility with a pumpout (the nearest are in Kittery or Wells) or call for a pumpout vessel to come from Portsmouth.



- The Town’s current shoreland zoning regulations are extremely limiting in terms of allowing new dock development.
- York may want to consider management of distinct river areas rather than regulating the York River as a whole.
- There are several key issues not addressed by the Town’s ordinances that, if included, would help to reduce the ecological impact of boating related activities. These include: regulating storage of floats on marshes in the offseason, requiring docks to be adequately elevated above the marsh to minimize ecological impacts of shading, and regulating storage of small craft on the marsh.

Figure 7. 2019 York Harbor & River Capacity Study River Study Areas



Source: GEI Consultants, Inc., York Harbor & River Capacity Study, 2019.

York River Wild & Scenic and York River Watershed Stewardship Plan (2018)

The York River Watershed Stewardship Plan was completed in 2018 and submitted for Congressional designation. If the pending bill introduced to the U.S. Senate in December 2020 to designate the York River as ‘Wild and Scenic’ is passed by Congress and signed by the President, the York River and its major tributaries would be designated into the National Wild and Scenic Rivers System. The York River Watershed Stewardship Plan that was completed in 2018 would serve as the “comprehensive management plan” required for all congressionally designated rivers and provide a framework and priorities for a Partnership



Wild and Scenic River (PWSR) designation implementation and long-term protection of the river's values and watershed resources. This status would provide an administrative structure and crucial funding needed to implement the stewardship plan, enable a watershed coordinated approach across the four-town area included in the plan, leverage additional technical and financial resources, engage key partners and citizens in river stewardship, and bolster ongoing initiatives to protect important watershed resources. Designation of the York River into the Wild and Scenic River System would not preclude maintenance dredging of the existing York Harbor Federal Navigation Project (FNP).⁴⁷

Cape Neddick River Watershed Management Plan (2014)

The Town completed a *Watershed Management Plan* for the Cape Neddick River which was approved by the Maine DEP in 2014 as an EPA nine element plan, with eligibility for state funding to help correct impairments.⁴⁸ The Town has continued efforts to improve water quality and conduct testing in coordination with the Cape Neddick River Association to identify and correct bacteria water quality impairments.⁴⁹

Mt Agamenticus to the Sea Initiative (MtA2C)

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. Partners involved in the MtA2C initiative include the Great Works Regional Land Trust, Kittery Land Trust, Maine Coast Heritage Trust, Maine Department of Inland Fisheries and Wildlife, The Nature Conservancy – Maine Field Office, Trust for Public Land, US Fish and Wildlife Service/Rachel Carson National Wildlife Refuge, Wells National Estuarine Research Reserve, York Land Trust, and York Rivers Association. The initiative identifies six broad areas as conservation targets:

- Significant contiguous forestlands, unfragmented forested uplands, and freshwater wetlands
- Water quality and quantity, coastal and tidal communities
- Rare or sensitive habitat patches
- Early successional habitat, Blanding's turtles, vernal pools
- Working farms, forests and waterfronts, and traditional sustainable uses of the land and waterways
- Cultural landscape and historic structures, features, and viewsheds⁵⁰

⁴⁷ York River Study Committee, *York River Watershed Stewardship Plan*, 2018.

⁴⁸ Town of York, Stormwater Chapter for the *York Comprehensive Plan*, 2015.

⁴⁹ Town of York, Cape Neddick River, <https://www.yorkmaine.org/174/Cape-Neddick-River>

⁵⁰ Mt. Agamenticus to the Sea Conservation Initiative, *A Conservation Plan for the Mt. Agamenticus to the Sea Conservation Initiative*, 2005, <https://www.yorkmaine.org/DocumentCenter/View/356/Conservation-Plan-by-the-Mt-Agamenticus-to-the-Sea-Conservation-Initiative-PDF>



NOAA's Gulf of Maine Marine Debris Action Plan

The *Gulf of Maine Marine Debris Action Plan* is one of several initiatives being implemented in coastal regions across the country. The plan establishes a comprehensive framework for strategic action to ensure the Gulf of Maine and its coasts, people, and wildlife are free from the impacts of marine debris. This plan encompasses work that will be undertaken in the five years including 2019 – 2024.⁵¹

State of Maine Climate Action Plan: Maine Won't Wait

As part of the State of Maine's climate action planning and *Maine Won't Wait* plan, scientific researchers, like those from the Bigelow Laboratory for Ocean Sciences, and aquaculture businesses in Maine are now partnering to experiment with growing kelp alongside shellfish growing operations to naturally improve water quality and reduce local acidification.⁵² Acidification of marine waters is the result of global warming and resulting climate impacts.

What The Community Said

The summary of community feedback below represents the common themes heard during public meetings and events, as well as through other forms of outreach. When information is provided from the Fall 2021 Comprehensive Plan Community Survey⁵³ results, this is specifically noted with the percentage of respondents who replied in this way.

- When asked what the top priority is for planning the York River and Harbor in the community survey, top responses included protection of marine ecosystems (52%) and reduction of contamination and runoff from surrounding properties (50%). Approximately 30% of survey respondents viewed access for recreational users as the top priority and 25% viewed access for commercial fishermen as a top priority. Only 14% of survey respondents said the current use/restrictions of the York River and Harbor were adequate (1016 responses to this question).
- Survey respondents indicated that marine resources in York are some of the town's most vulnerable natural resources and should be prioritized for protection, including York's beaches and ocean (69%), the York River and Harbor (60%), and waterfront areas such as the Cliff Walk and Fisherman's Walk (60%) (1016 total responses to this question).

⁵¹ 2019 *Gulf of Maine Marine Debris Action Plan*, November 2019, https://marinedebris.noaa.gov/sites/default/files/publications-files/2019_Gulf_of_Maine_Marine_Debris_Action_Plan_508.pdf

⁵² Maine Climate Council, *Maine Won't Wait*, A Four-Year Plan for Climate Action, December 2020, https://www.maine.gov/future/sites/maine.gov.future/files/inline-files/MaineWontWait_December2020.pdf

⁵³ There were 1163 responses to the survey. Not every question had a 100% response rate; the total number of responses for a particular question is noted where applicable.



- Survey respondents reported that York’s beaches and ocean are some of the recreational resources that they use most regularly (90.5%). Another 54% said the Cliff Walk and Fisherman’s walk were used most regularly. The York River and Harbor (52%) and waterfront parks (40%) were also popular (864 total responses to this question).
- Approximately 67% of survey respondents said they would support the Town purchasing riverfront property to expand recreation access to the York River (1003 total responses to this question).
- York allows only recreational clam digging at this time. There has been some interest in allowing commercial clam digging or aquaculture in York.
- 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 (i.e., clam flats).
- Survey responses at the CompFest! Plan launch 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.
- 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.

Key Takeaways

Balancing Uses

Planning for marine resources will require achieving a balance between uses that can often compete with one another. This balance includes ensuring sufficient access to the working waterfront for commercial fishermen, allowing public access for recreation, and protecting and growing valuable habitats and natural areas to maintain the environmental quality of York’s coastline. Increased paddlecraft use and swimming have created safety challenges in the harbor. Demand for parking and moorings far exceeds existing supply. With high levels of use of York Harbor and the York River and impacts from runoff pollution, the Town has observed increased rates of sedimentation in the Harbor. The Town has observed increased recreational use of environmentally sensitive areas, such as clam flats, including those adjacent to the Strawberry Island launch site. Assuming that current trends continue, over the next ten years York’s waterfront is likely to see increased pressure from recreational uses.

It will be important to continue implementation of recommendations in the York Harbor & River Capacity Study including evaluating and improving existing parking at access points.

Public Education & Awareness

Compliance with rules and regulations is important for minimizing negative environmental impacts and keeping York’s waters safe. There are reports of boats exceeding headway speed,



users swimming from kayak launch sites, paddlecraft users navigating in all areas or operating without lifejacket, and towing of recreational devices. Some conflicts between recreational and commercial marine uses may be avoided by providing enhanced educational materials for recreational users, requiring rental facilities to give short instruction sessions to those renting watercraft, and posting clear signage at all access points with rules for small craft operators/users. Additional staff capacity during peak use times would also help ensure compliance with rules.

Instituting Demand Management Systems

Options to control access and also to support environmental protection efforts might be include demand management strategies, such as a pay to launch system for Strawberry Island, with York residents exempt from launching fees.

Increasing Recreational Capacity

Demand for recreational access far exceeds supply and recreational activities currently create conflicts in York Harbor. Most launching facilities direct users to York Harbor, where overcrowding has created safety concerns. There has been discussion about developing a paddlecraft launch and dock area (Town Dock 3) at an upriver site, such as Town-owned Grant House/Goodrich Park, to increase recreational access to the York River and direct use away from the harbor. The deed has restrictions in place for motorized vessels but specifically references creating a paddlecraft launch and/or dock at the site.

Other opportunities for improved access might be for the Town to purchase a waterfront property or acquire an easement to access waterfront property, or to require any future waterfront subdivisions or developments to set aside land for public access.

Demand for harbor access is limited by parking constraints and there is currently a years-long waiting list for moorings. Opportunities for additional parking access include expanding offsite parking with a shuttle to alleviate pressure for parking near the harbor. The Town of York Zoning Ordinance does not include standards for off-street parking for waterfront facilities. While standards vary by municipality, a range of one space per mooring/slip to one space per three moorings/slips is typical in Maine.⁵⁴ The Town might consider amending zoning to include parking requirements for waterfront facilities.

⁵⁴ GEI Consultants, Inc., *York Harbor & River Capacity Study*, 2019.



Assessing Regulations that Impact Dock Improvements or Additions

York's existing zoning regulations make it very difficult to construct new docks in the York River. The 2019 *York Harbor & River Capacity Study* identified some opportunities for dock regulations that the Town could consider to better control dock usage and mitigate negative impacts, perhaps allowing for loosened overall restrictions. These include considerations for:

- Offseason float storage – York's Harbor Ordinance currently does not include regulations related to offseason storage of floats.
- Storage of Paddlecraft and Dinghies – Town does not currently have regulations to address the storage of paddlecraft/dinghies/small vessels on the marsh or the intertidal area.
- Filing of float plans – Some communities require that as part of a dock application, the applicant file a float plan to document the proposed arrangement, size, and type of vessels that will use the dock. The Harbor Ordinance does not currently require that dock applications include a float plan. Float plan review would help the Town to better understand impacts of new docks on vessel traffic and navigation.
- Height of structure above marsh – York's Harbor Ordinance does not address the height of docks above the marsh substrate. Specifics about dock heights can help protect marsh area.
- Community docks – Community docks would allow for access for a group of property owners through a single larger structure that serves many users, which would reduce total number of docks installed and associated impacts.

Considering Commercial Shellfishing and Aquaculture

York allows only recreational shellfishing at this time. There has been some community interest in allowing commercial shellfishing and aquaculture. The Town may wish to evaluate feasible locations for this activity, and, if appropriate, develop a management plan to increase opportunities while mitigating negative impacts.



Adapting to Climate Change

Sea-level rise has the potential to increase floodplain areas and 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)/storm surge, which could happen by 2050 or earlier, will lead to inundation of 29% of York County's undeveloped sand dunes, 84% of its developed dunes, and reduce dry beach area by 42%.⁵⁵ With as little as 1.5 feet of SLR and storm surge, both the Town docks and the boat launch on Harris Island Road may be inaccessible, which would eliminate York's public harbor access points. Warming waters could have a devastating impact on the local lobster industry, and invasive species and increased threats for algal blooms threaten water quality. These trends will impact York's waterfront over the next ten years and beyond and preparing York's marine infrastructure for the impacts of climate change will be essential.⁵⁶

⁵⁵ 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*
https://www.maine.gov/future/sites/maine.gov.future/files/inline-files/ERG_MCC_Vol2_CostOfDoingNothing_9.29.2020.pdf

⁵⁶ Information taken from the Town of York's 2021-22 climate planning work.



Economy

York's local business economy is primarily driven by the health care, service, and retail industries. The town's natural amenities and historic character have created a strong tourism economy with support from the Town. 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 sea level rise and climate change.

This topic includes...

- York's economy
- Employment trends for employers within York
- Impacts of the COVID-19 pandemic on local economy
- Employment trends for York's labor force
- Tourism economy
- Economic development
- What the community said
- Key takeaways

Defining Terms

"York employment" and **"York job base"** mean jobs at private and public sector employers (including large and small businesses, government units, and non-profit organizations) within the town's borders whose workers may live anywhere.

York's "employed labor force" means all York residents 16 years or older who are working at a job in any location.¹

¹ In 2019, 62.6% of York's employed residents worked outside the town (4274) and 37.4% worked in the town (2558). Residents working remotely for an employer outside the town are considering to be working outside the town (not for a York employer).



York's Economy²

York's local business economy is primarily driven by the health care, service, and retail industries. Employment in service and retail increased from 2009 to 2019, while employment in health care declined over this decade. All three industries were hit hard by the COVID-19 pandemic and could benefit from recovery support. York's economy also benefits from its reasonable commuting distance to Boston and Portland.

York's natural amenities and diverse geography, including its beaches and coastline, forest, and rivers have created a strong tourism economy, which the Town has helped support. The town's historic character contributes to its attraction to visitors. Pandemic recovery is also a key issue for tourism, as is the ongoing challenge of affordable accommodations for seasonal staff. The business economy could benefit from investment in more year-round economic opportunities.

In addition to its business economy, the Town's economy is bolstered by high property tax revenue as a result of high property values. On the other hand, these high property values present barriers for potential new businesses and year-round and seasonal residents. High housing costs are a major current factor affecting the economy, making it difficult for local employers to recruit talent. Land values and property tax revenue are also at high risk from future sea level rise due to climate change.³

In addition to high real estate values and housing costs, there are other factors that limit economic development⁴ opportunities in York, including:

- Loss of younger residents and workers
- Aging population
- Proximity to a state with a perceived better tax structure
- High energy costs
- Lack of broadband access in rural communities
- Climate change, sea level rise, and impacts from coastal storms

² Information in this section: York's Comprehensive Planning Economic Data Set obtained from the state in Spring 2021. The data set included links to a number of relevant resources including MaineHousing, the Maine Department of Labor, the Maine State Economist, and the U.S. Census. An analysis of economic and employment trends for York, York County, and Maine was completed using Maine's QCEW data set and was done along with analysis of the town's labor force and educational attainment using the U.S. Census American Community Survey Data. Additional information was obtained from the *Maine State Economic Development Strategy 2020-2019*, *Southern Maine Comprehensive Economic Development Strategy*, and *Strengthening Maine's Clean Economy Report*.

³ Adapted and expanded from the *York Comprehensive Plan Economic Base Chapter* (2005).

⁴ Adapted from *SMPDC Comprehensive Economic Development Strategy*, 2018.



In addition to the regional barriers above, the supply of developable commercial and industrial land in York is limited, and most (but not all) large parcels near Maine Turnpike Exit 7 are already developed or are protected conservation land.

Employment Trends for Employers within York

In 2019, York had 683 employers (including large and small businesses, government units, and non-profit organizations) located within the town's borders, with 6,016 jobs.⁵ Many of these jobs are concentrated in the health and tourism sectors.⁶

From 2009-2019, York's employment base grew 11%, adding 603 jobs (Table 1). This growth rate was slightly lower than York County's 13.4% job growth for the same time period, but higher than the State of Maine's job growth of 6.8%. Job growth occurred in most sectors; the largest absolute increases occurred in Accommodation and Food Services (204 jobs, +17.9%), Administrative and Waste Services (141, +97.9%), Manufacturing (121, +39.4%), and Professional and Technical Services (91, +74%). Retail Trade also grew by 63 jobs, a 10% growth, during this period, while jobs in this industry declined 2.4% statewide and stayed stable for York County. Health Care and Social Assistance was the only sector with significant job loss in York during this 10-year period, with 101 fewer jobs in 2019 (-7%). This is York's largest industry, and any continued declines could represent some changes to the Town's economic portfolio.⁷

⁵ This is the number of filled positions or employees and doesn't count open positions and job advertisements.

⁶ Maine Department of Labor Quarterly and Annual Industry Employment and Wages Dataset, <https://www.maine.gov/labor/cwri/qcew1.html>

⁷ Based on data from the Quarterly Census of Employment and Wages, York's employment base in the health care and social assistance sector declined from a peak of 1,526 in 2011 to 1,351 in 2019. The expansion of York Hospital's Kittery facility may be a factor in this decline due to the relocation of some jobs from York to Kittery.



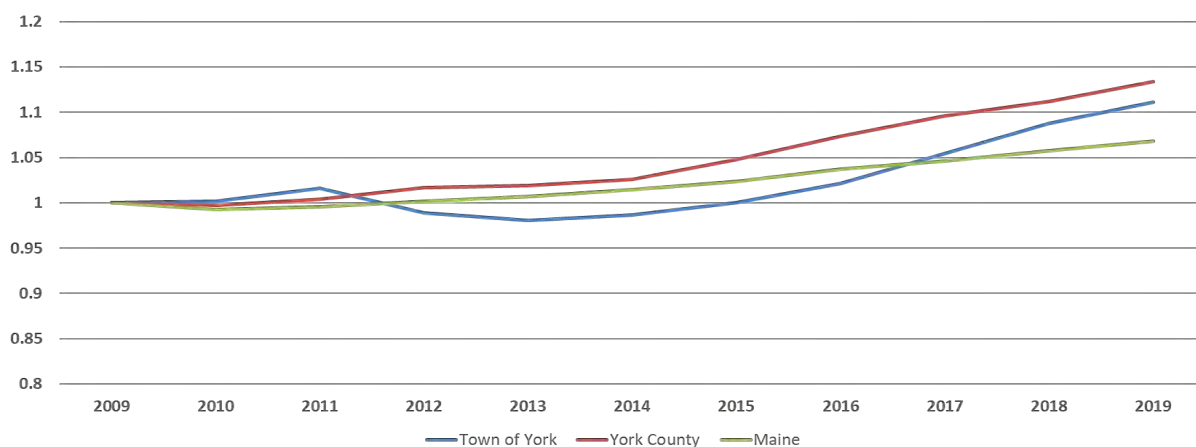
Table 1. York Employment Growth by Sector, 2009 to 2019

| 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 and 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 Administration | -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>

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. The “Index of Total Employment” (Fig. 1) 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.

Figure 1. 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>



Major Employers in York

Major employers in York report that their workforce comes from a range of communities in Southern Maine, including York, Wells, Sandford, and Berwick, with some also coming from New Hampshire. Almost half (44.8%) of all jobs in York in 2019 were in Health Care and Social Assistance, as well as Accommodations and Food Services—each sector employing close to 1,350 workers. Retail Trade and Government were the next two largest sectors, providing 699 and 621 jobs, respectively. These four sectors represent two thirds of the town’s employment and almost two thirds of its annual wage earnings, with Health Care and Social Assistance alone counting for nearly 30% of total wages (Table 2 and Fig. 2).

The vast majority of employees in Health Care and Social Assistance work for York Hospital, by far the largest employer in the town (Table 3). From this industry’s peak in 2011, declines in employment in Health Care and Social Assistance that continued through the COVID-19 pandemic are noteworthy, and as a large and non-seasonal part of the local economy it is important to understand these trends and how the Town can support stabilization and potential growth. Since York Hospital has opened satellite sites in the nearby communities of Kittery, South Berwick, and Wells, the decline in York’s employment may reflect a shift of some staff and services from the main campus in York to these other locations. Given that the health system dominates the industry by far in York, it is critical for the Town to understand their plans and be supportive of their efforts to improve and expand their services, and remain a strong and competitive healthcare anchor.



York Hospital is the largest employer in York.



Table 2 . Town of York Establishments, Employment and Payroll by Sector, 2019 Annual Average

| Industry Sector | No. of Firms | Average Employment | Average Weekly Wage | Total Wages |
|--|--------------|--------------------|---------------------|---------------|
| Total Private and Government | 693 | 6,016 | \$896 | \$280,406,693 |
| Total, Private All Industries | 677 | 5,402 | \$875 | \$245,905,948 |
| Construction | 61 | 221 | \$1,014 | \$11,623,292 |
| Manufacturing | 24 | 428 | \$746 | \$16,597,906 |
| Wholesale Trade | 66 | 169 | \$1,881 | \$16,526,949 |
| Retail Trade | 69 | 699 | \$624 | \$22,697,104 |
| Transportation and Warehousing | 8 | 37 | \$734 | \$1,402,734 |
| Information | 13 | 29 | \$1,177 | \$1,764,704 |
| Finance and Insurance | 29 | 128 | \$1,184 | \$7,862,051 |
| Real Estate and Rental and Leasing | 31 | 67 | \$1,252 | \$4,330,101 |
| Professional and Technical Services | 108 | 214 | \$1,516 | \$16,847,776 |
| Management of Companies and Enterprises | 27 | 22 | \$2,557 | \$2,859,042 |
| Administrative and Waste Services | 47 | 285 | \$741 | \$10,985,300 |
| Educational Services | 6 | 30 | \$434 | \$684,054 |
| Health Care and Social Assistance | 53 | 1,351 | \$1,145 | \$80,418,683 |
| Arts, Entertainment, and Recreation | 16 | 204 | \$542 | \$5,737,473 |
| Accommodation and Food Services | 71 | 1,343 | \$580 | \$40,470,742 |
| Other Services, except Public Administration | 44 | 167 | \$534 | \$4,642,623 |
| Government, All Sectors | 16 | 614 | \$1,081 | \$34,500,745 |

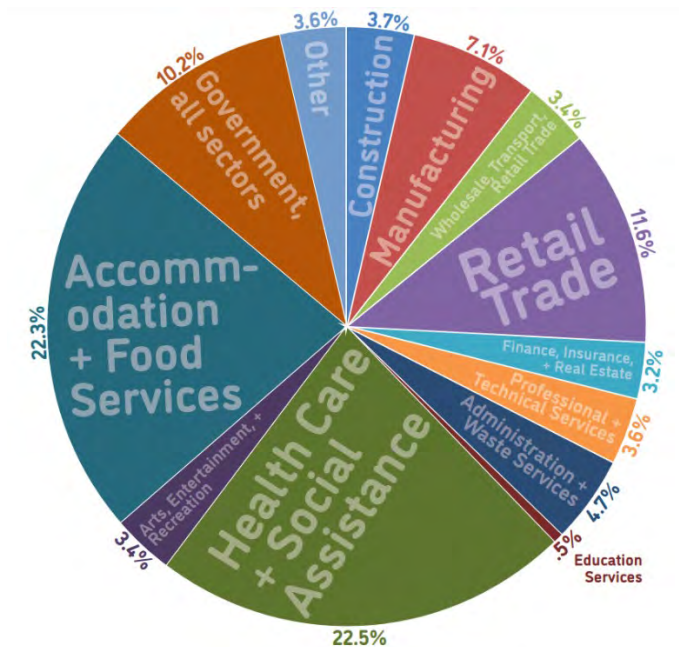
Source: Maine Department of Labor Quarterly and Annual Industry Employment and Wages Dataset, <https://www.maine.gov/labor/cwri/qcew1.html> Note: There is no way to determine the specific firms included in this dataset. It should be noted that Town schools are not counted in the Educational Services category but would be in the Government, All Sectors category which includes local, state, and federal employers.



York's tourism economy supported close to 1350 workers in Accommodations and Food Service in 2019. Left Photo: York Beach. Right Photo: The Union Bluff Hotel.



Figure 2. York Employment Base by Sector, 2019 Annual Average



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

Table 3. Largest Private Employers in York, 2020

| Name | # of Employees 2020 | Notes |
|---------------------|---------------------|---|
| York Hospital | 1200 | |
| Cliff House | 246 | 450 in 2019, 246 in 2020 with 98 FTEs, 34 international, 114 seasonal |
| Stonewall Kitchen | 283 | |
| Hannaford Brothers | 285 | on 8/1/2020 |
| York's Wild Kingdom | 44 | Usually 160 – 190 |
| Anchorage Motor Inn | 100 | |
| Goldenrod | 139 | 7/27 - 8/2 |
| Union Bluff | 66 | Usually, peak summer 110 |
| Sentry Hill | 114 | |
| Eldredge Lumber | 120 | |
| Stage Neck Inn | 100 | Usually, 115 |

Source: Town of York



York Village

York Village is the traditional downtown of York and the area includes the Town's government offices, York Hospital, York Public Library, and a number of retail and services businesses. The Village is doing well, and York is undertaking a revitalization project, which is guided by the *2015 York Village Master Plan*,⁸ to improve its amenities, access, and infrastructure. Potential opportunities for new investment and businesses exist as York Hospital has divested of some properties and a vacant bank is undergoing renovation.

Tourism

Tourism is an important part of York's local economy, reflected in the 40% employment spike in summer over winter. The town's beaches, historic village centers, and other recreation facilities are major assets for attracting visitors and supporting its tourism industry.

The Town of York is supportive of tourism and has worked to address key infrastructure and transportation issues, including a new connector road (Short Sands Road) between Ridge Road and U.S. Route 1 to reduce congestion in the Short Sands Beach area. York has made significant investments in expanding its tourist attractions and recreational assets, including a project that is currently underway to add restroom facilities at the base of Mount Agamenticus and a recently constructed bath house at Short Sands Beach. More information is in Appendix A7: Recreation Current Conditions.

The Town has also been active in regulating development to preserve York's historic character. The Town established an Historic District to preserve York Village's historic character and the Village's Master Plan seeks to preserve the architectural and historic character, improve the pedestrian environment, better manage traffic, and support on-going business vitality. A major reconstruction of the Village's main intersection, included in the Master Plan, is underway.

Historically, the peak in summer employment and tourism has induced a large seasonal population influx with an associated impact on town infrastructure and services. Seasonal demand for accommodations for both workers and visitors is an ongoing challenge for the tourism industry and impacts York's housing market.

Accommodations and Food Services accounted for 22.3% of York's 2019 job base and Arts, Entertainment, and Recreation accounted for another 3.4%. Tourism-related businesses were heavily impacted by COVID-19 and as lodging, restaurants, and other businesses have

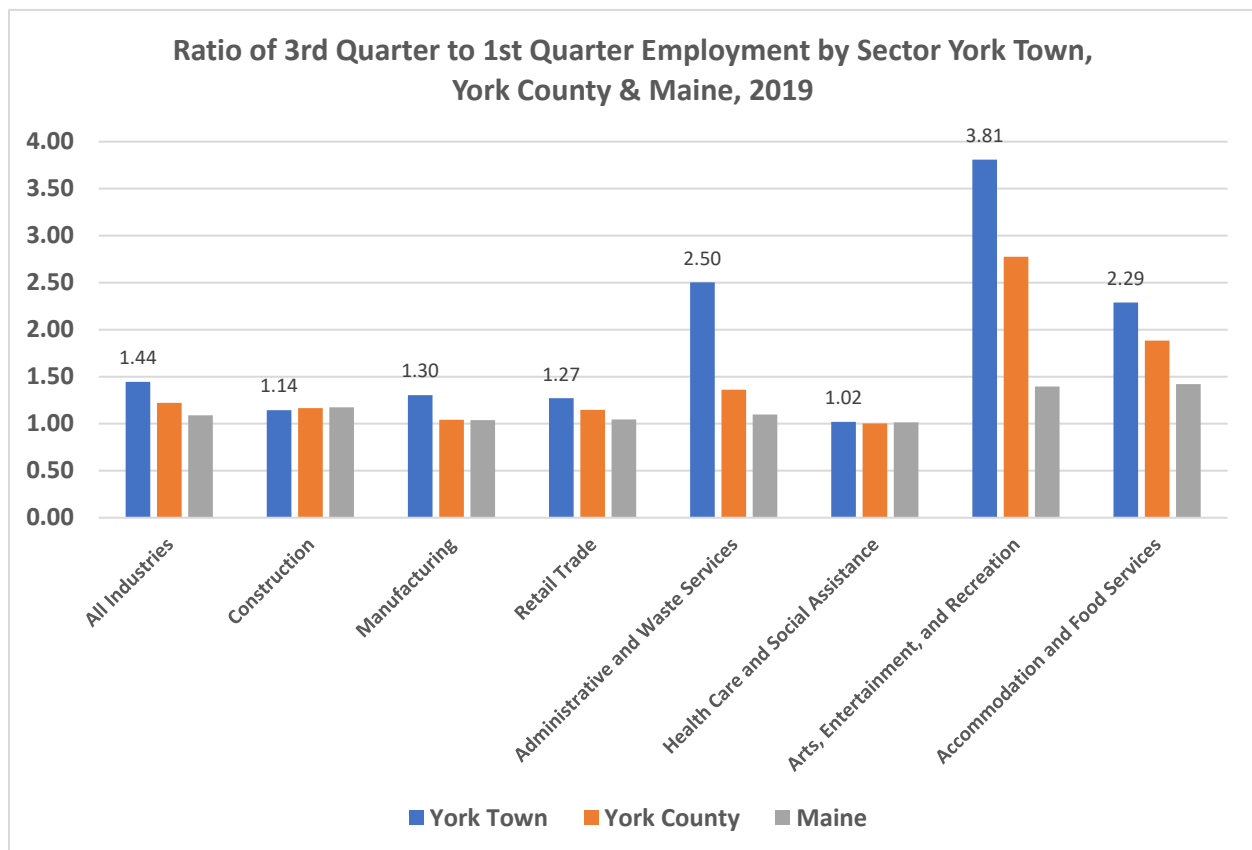
⁸ Town of York, "York Village Revitalization Project," <http://www.yorkvillage.org/overview.html>. Accessed July 30, 2021.



rebounded, a current challenge is attracting new employees to, and former employees back to, jobs that were temporarily lost during the pandemic.

Several tourism businesses are working to become more year-round destinations, hoping to attract business meetings and new types of travelers. There is informal cooperation and information sharing among these tourism businesses to discuss emerging trends and needs but no formal structure. Regional tourism promotion is done by York Chamber of Commerce. Fig. 3 below shows which industries have the largest difference in summer (Q3) and winter (Q1) employment, compared to the county and the state, indicating those businesses that are seasonal in nature.

Figure 3. Ratio of 3rd Quarter to 1st Quarter Employment by Sector York Town, York County & Maine, 2019



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



Home Occupations/Self Employment

There was a modest level of home occupations in York, as indicated by the estimated 6.3% of York's workers who were self-employed⁹ according to the 2019 Five-Year American Community Survey. This share may increase due to changes in employment behaviors and increased home-based work in response to the COVID-19 pandemic. York has a highly educated labor force with almost half of workers concentrated in management, business, science, and arts occupations, suggesting a strong potential for entrepreneurship and home-based businesses.

Impacts of the COVID-19 Pandemic

York's employment base/economy¹⁰ was severely impacted by the COVID-19 pandemic due to its large summer tourism industry. Employment in the town varies seasonally with peak summer employment typically more than 40% higher than winter. York's employment declined by 1,055 jobs, or -16.5%, from 3rd Quarter 2019 to 3rd Quarter 2020 (Table 4). Not surprisingly, job losses in the Accommodation and Food Services sector were the highest at 605, or -31.5%. Health Care and Social Assistance and Arts, Entertainment, and Recreation were the next hardest hit sectors, losing 120 (-8.9%) and 94 (-27.7%) jobs, respectively.¹¹ Given that tourism and health care are its two biggest industries, the percent decline in employment for York from the pandemic exceeded that of York County and Maine through summer 2020.

It is uncertain what the long-term impacts will be from the COVID-19 pandemic; tourism businesses reported a large surge in business for summer 2021, indicating that the sector is recovering. Additionally, job declines in all industries did not coincide with business closings. Despite losing by far the greatest number of jobs, the number of Accommodation and Food Services establishments in York actually increased by one, suggesting that job numbers could recover when customers return and establishments are able to re-hire. The number of total establishments in York increased by three from Q3 2019 to Q3 2020, including eight new establishments in Management of Companies and Enterprises and five new establishments in Construction (Table 4). A decline in establishments did occur in six sectors, with the largest drop for Administrative and Waste Services (-seven) and Health Care and Social Assistance (-five). There is also uncertainty about the future evolution and impact of the COVID-19 virus and how this will affect the economy.

⁹ Self-employed workers work for themselves. Remote workers are those working at home or in another location, away from their employer's offices or site.

¹⁰ Economy refers to the York job or employment base, not the Town's tax base.

¹¹ Maine Department of Labor Quarterly and Annual Industry Employment and Wages Dataset, <https://www.maine.gov/labor/cwri/qcew1.html>



Table 4. York Employment Change, 3rd Quarter 2019 to 3rd Quarter 2020

| Sector | Town of York, Absolute Change | Town of York, % Change | Change in Number of Establishments |
|--|-------------------------------|------------------------|------------------------------------|
| Total, All Industries | -1,055 | -16.5% | 3 |
| Construction | 13 | 5.6% | 5 |
| Manufacturing | -5 | -1.0% | 1 |
| Wholesale Trade | -14 | -8.2% | -3 |
| Retail Trade | -54 | -6.9% | -2 |
| Transportation and Warehousing | -8 | -26.7% | 0 |
| Information | 7 | 26.9% | 2 |
| Finance and Insurance | -16 | -13.0% | -4 |
| Real Estate and Rental and Leasing | -30 | -35.3% | 3 |
| Professional and Technical Services | -8 | -3.8% | -1 |
| Management of Companies and Enterprises | 10 | 58.8% | 8 |
| Administrative and Waste Services | -67 | -18.0% | -7 |
| Health Care and Social Assistance | -120 | -8.9% | -5 |
| Arts, Entertainment, and Recreation | -94 | -27.7% | 2 |
| Accommodation and Food Services | -602 | -31.5% | 1 |
| Other Services, Except Public Administration | -65 | -34.4% | 1 |

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

At-Home/Remote Work

Another trend has been the growth in at-home or remote work. At-home workers work remotely for a company outside of York. If this growth trend becomes more permanent, it is unclear how this may influence desired relocation to York, an attractive residential and recreational location, by workers previously based out of Boston, New York, and other regions. More is discussed on this topic in Appendix A6: Housing Current Conditions.

Climate Change

York faces a moderate impact on businesses and a large risk to tax base from sea level rise, according to a December 2020 study¹² commissioned by the Southern Maine Planning and Development Commission (SMPDC). Based on a geospatial analysis, the report identified 21 businesses with 188 employees within a 3.9-foot sea level rise inundation zone and 30 businesses with 259 jobs within a 6.1-foot sea level rise zone (Table 5). Additionally, the report estimates over \$100 million in possible 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.¹³ While not as substantial as potential property tax losses, York is also estimated to potentially lose

¹²R Bouvier Consulting, *Economic Analysis of Sea Level Rise: Kennebunk, Wells and York*, December 17, 2020.

¹³ Additional analysis of land impacted by sea level rise and storm surge was conducted as part of the Town of York’s climate planning initiative of 2021-22.



approximately \$150,000 and \$240,000 in other tax revenue with 3.9 and 6.1 feet of sea level rise, respectively (Table 6).

Table 5. 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% |

Source: Adapted from R Bouvier Consulting, *Economic Analysis of Sea Level Rise: Kennebunk, Wells and York*, December 17, 2020

Table 6. Projected Property Value and Tax Losses from Sea Level Rise (SLR)

| SLR (ft) | Estimated Lost Property Value ¹⁴ | Estimated Lost Property Tax | Property Tax Loss as % of Town Expenditure |
|----------|---|-----------------------------|--|
| 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.

Employment Trends for York’s Labor Force

York's Labor Force

Approximately 37% of York’s employed labor force (York residents 16 or older who are working at a job in any location) work in York, another 23% work in other parts of York County, and over one-third (about 37%) work outside of Maine.¹⁵ According to the most recent data from the Maine Department of Labor, York’s average labor force during 2020 was 7,200, of which 6,862 were employed and 338 were unemployed for a 4.7% unemployment rate. The 2019 estimated total labor force¹⁶ was smaller (6,971) but had a lower unemployment rate (2.5%), and the increase in unemployment in 2020 is likely pandemic related. Among York’s employed residents, based on the 2019 American Community Survey, 49.4% were employed in Management, Business, Science and Arts occupations, compared to 38% for York County and Maine (Fig. 4).

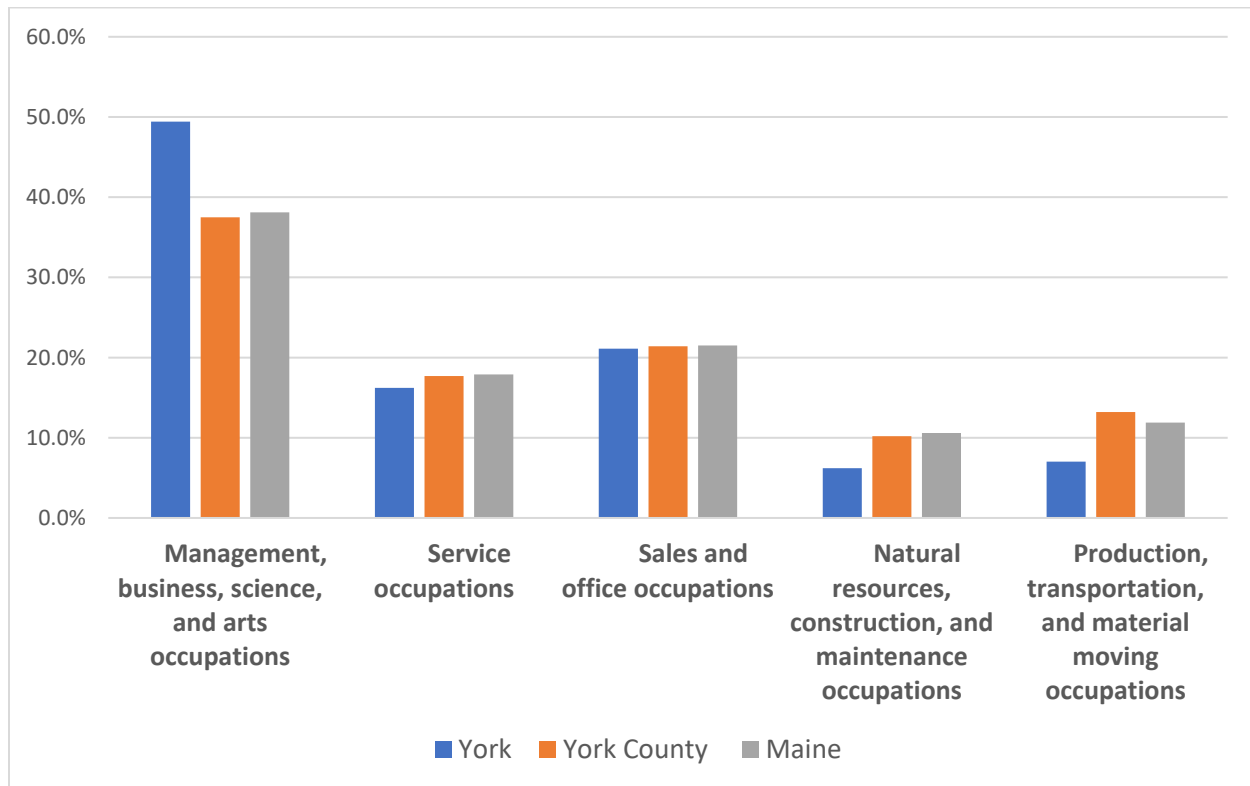
¹⁴ Impacted property values retrieved from GEI Analysis, 2020.

¹⁵ 2019 Five-Year American Community Survey U.S. Census Bureau.

¹⁶ Labor force refers to York residents 16 years and older who work anywhere (in the town, state, or outside the state). This is different than the earlier numbers for jobs in York which indicates the number of jobs in the town at locally-based employers.



Figure 4. Employed Workers by Occupation Category, York, York County, and Maine, 2019



Source: 2019 Five-Year American Community Survey, U.S. Census

Economic Development

In addition to the Town’s support of tourism infrastructure such as the Short Sands bathhouse and the Mt. Agamenticus restroom facilities, as well as protection for the historic character of York Village, there are other opportunities for economic development.

Possible Commercial Focus Areas

While York’s existing business centers are largely developed, there are four areas that may be appropriate for additional business development (Fig. 5):

1. **Short Sands Road:** The Town-owned site on Short Sands Road was originally acquired to house a new police station. The site is well-served by infrastructure and the area is well-travelled and near the York Beach/Short Sands Beach tourist destination. It may be suitable for mixed-use development to help address the town’s housing need while also accommodating retail, restaurant, service, and lodging uses. Any new development would need to be sensitive to impacts on the adjacent residential neighborhood and wetlands areas. See “What the Community Said” later in this section for community feedback on future development of this site.



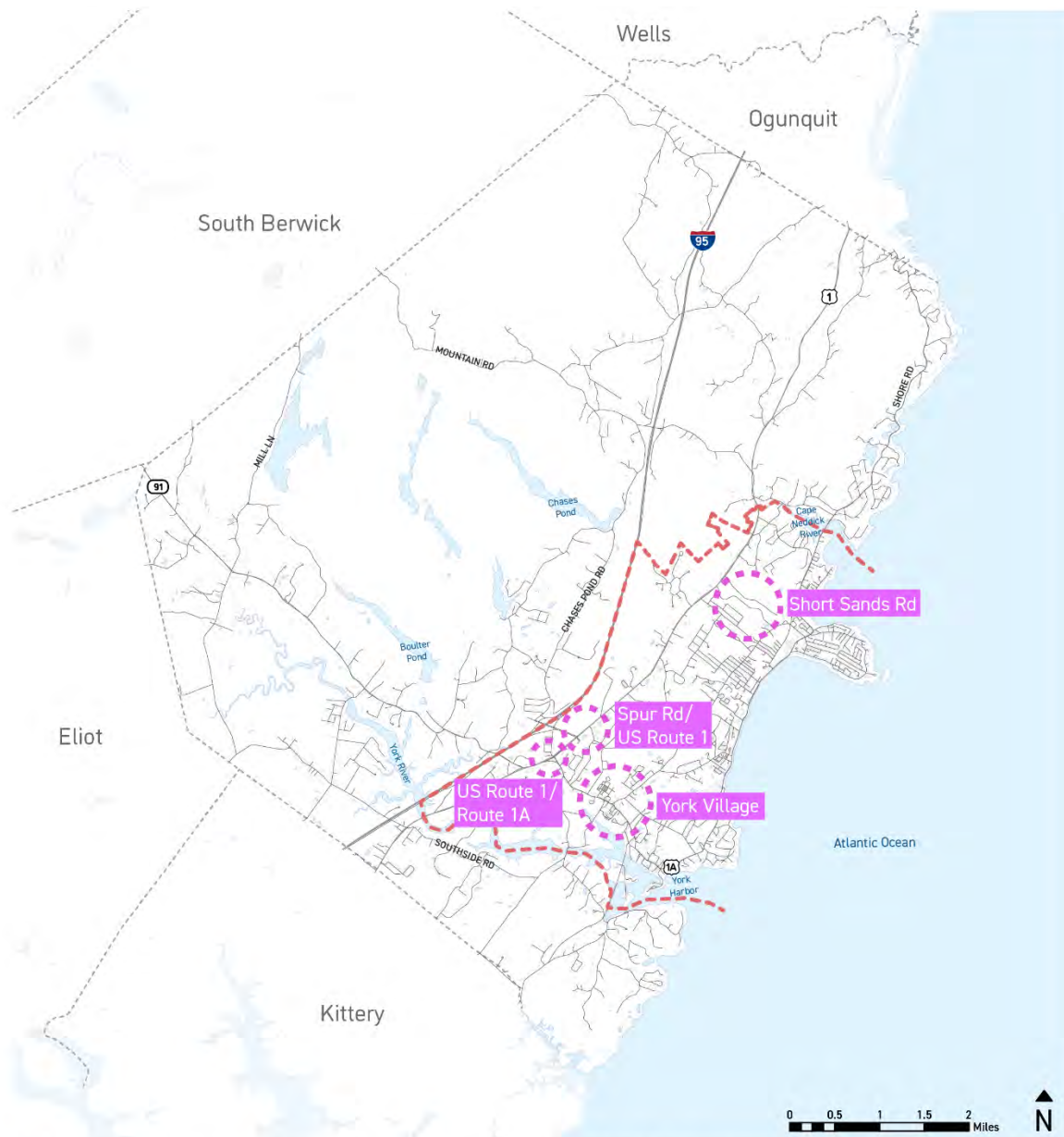
2. **U.S. Route 1 and Route 1A:** Infill development could be possible within the area north and south of the U.S. Route 1 and Route 1A interchange zoned as Route 1-3, which has a concentration of retail and consumer oriented-businesses along with some lodging. This area could be appropriate for a range of uses including office development, retail, restaurants, and lodging.
3. **York Village:** The Village could accommodate new smaller-scale retail, restaurants, services, and arts/entertainment uses through reuse of existing buildings and new development on sites previously owned by York Hospital. Development in York Village would need to reflect the Village's historical character and scale, including complying with existing Historical District design guideline and requirements.
4. **Spur Road and U.S. Route 1A:** While most of the area at the Turnpike Interchange is developed, or is protected from development as conservation land, there is one lot near the Spur Road interchange that is vacant. Due to its proximity to the Maine Turnpike, this is a highly desirable location for a variety of business uses.





Left Photo: York Village. Right Photo: Short Sands Road.



Figure 5. Possible Commercial Focus Areas



Data Sources: 2006 Comprehensive Plan Policy Chapter, 2020 Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset. Map created by CivicMoxie. The data shown here is for planning purposes only and is not intended for making legal or zoning boundary determinations.

-  2006 Growth Area Boundary
-  Possible Commercial Focus Area



Water and sewer are mostly available in the possible business focus areas shown in Fig. 5, with possibilities for extension of service or service from neighboring water districts (see Future Land Use section). There has been consistent community feedback that broadband access and quality of service, as well as cell service, needs improvement in York. While the major providers claim 100% coverage of the town, quality varies and inconsistent service could be detrimental to economic development efforts depending on business location.

Commercial Growth Incentives

As part of the amended 1999 Comprehensive Plan, York identified a Growth Area roughly bounded by I-95 to the west, the ocean to the east, and the Cape Neddick and York Rivers to the north and south (this area is illustrated as the 2006 Growth Area in Fig. 5 above). The Future Land Use Plan chapter identifies priority areas to accommodate new commercial and residential growth, and to protect the town and properties from climate change impacts such as sea level rise and storm surge.

York established a 20-year Tax Increment Financing (TIF) district in the commercial and residential areas of York Beach to fund infrastructure improvements related to drainage, flood control, sidewalks, and traffic designs with the first funds allocated in 2009. This area is densely developed, so the TIF district is intended to help improve infrastructure in an existing economic center rather than supporting an area of new growth. The Town has indicated that the TIF has not achieved the intended goals: In “2021 [the] TIF Financing Plan did not generate any income; there was a higher percent increase in building values in the Town as a whole compared to the percent increase in building values in the TIF District.”¹⁷

What is Tax Increment Financing (TIF)?

Tax Increment Financing (TIF) is a flexible finance tool used by municipalities to leverage new property tax revenues generated by a specific project or projects within a defined geographic district. Any portion of the new taxes may be used to finance public or private projects... The projects financed may include anything from upgrading a road to adding a wing to an existing building or more.¹⁸

York also utilized Community Development Block Grant (CDBG) funds to support the expansion of Stonewall Kitchen’s facilities.

¹⁷ 2021 Assessor’s Report to the Board of Selectmen.

¹⁸ Description from <https://www.maine.gov/decd/business-development/tax-incentives-credit/municipal-tax-increment-financing>



Regional Cooperation for Economic Development

Three regional organizations are active in York's economic development:

1. The Southern Maine Planning and Development Commission (SMPDC) formulates and oversees the regional Comprehensive Economic Development Strategy.
2. Southern Maine Finance Authority provides gap financing to economic development projects and businesses in the region.
3. York Region Chamber of Commerce is active in regional tourism promotion efforts and runs the York tourism visitor center.

The *SMPDC Comprehensive Economic Development Strategy* of August 2018 lays out a vision for the region:

1. Market the region as New England's leading place to live, raise a family, work and visit.
2. Strengthen the area's diverse, dynamic and thriving economy.
3. Develop and attract a highly skilled and inventive workforce that embraces cutting edge technologies in the cultivation of traditional industries and manufacturing companies.
4. Recognize the critical significance of quality of life by preserving our historic downtowns, mills and farms, promoting our culture and the arts, and managing our natural resources including our coastline, inland waters, and forests.
5. Provide and emphasize recreational, art, and cultural opportunities. Southern Maine is home to a diverse network of trails which are a substantial resource to the region and its economy.

York has worked closely with the SMPDC to advance economic development projects and respond to businesses interested in locating in York. SMPDC provided a CDBG grant to support Stonewall Kitchen's expansion, explored the potential to accommodate a brewery seeking to locate in York, and recently worked with the Town and York businesses to distribute CARES Act funding.

Town Support of Economic Development

York does not have any formal Town organization devoted to economic development or dedicated economic development staff. Economic development efforts are handled by the Town Manager and Town Planner.



What the Community Said

The summary of community feedback below represents the common themes heard during public meetings and events, as well as through other forms of outreach. When information is provided from the Fall 2021 Comprehensive Plan Community Survey¹⁹ results, this is specifically noted with the percentage of respondents who replied in this way.

- The desire for businesses that serve year-round residents is strong; 91.9% of the respondents (960 of 1045) of the Community Survey reported that the kinds of year-round business that they would like to see in York are restaurants, retail stores, and/or other businesses with goods and services for residents. As noted by one respondent, “Encourage good restaurants (healthy food choices) to come and to stay open in the off-season for residents to enjoy when the tourists are gone.”
- Other business types that received strong interest from respondents in that same question included:
 - Recreation businesses (81.1%)
 - Health care and related businesses (76%)
 - Contractors and small construction firms (69.8%)
 - Professional services, financial services and/or related businesses (65%)
 - Coworking space (61.9%)
 - Technology companies (56.4%)
 - Light manufacturing, such as food products, consumer products and/or parts suppliers to larger firms (53.1%)
- Survey respondents were clear about what they do not wish to see in York:
 - 88% of respondents do not want “big box” stores
 - 77% do not want formula or chain restaurants
- The high level of support for contractors and small construction firms (69.8%) may be tied to the local labor shortage, with residents sharing anecdotes of the challenges finding businesses to perform routine maintenance and yard care and for home improvements.
- There is interest (53.1%) and support for growth of smaller industries, for example agriculture/aquaculture, food products, tech, and manufacturing. Feedback included a desire to diversify the economy and balance reliance on tourism, as well as a desire to recruit industries that can take advantage of the high education level and professional status of many residents.
- Employers face challenges in attracting workers, which additional affordable and workforce housing could help address.
- There is a desire to attract a younger and more diverse population to sustain the economy and the Town’s fiscal well-being.

¹⁹ There were 1163 responses to the survey. Not every question had a 100% response rate; the total number of responses for a particular question is noted where applicable.



- Town is supportive of economic development, but needs staffing/committee capacity to focus on this. In addition, the process and technologies for development permitting can be daunting. Large up-front impact fees for water and sewer district can be barrier for new businesses.
- Tensions exist between the goal of preserving the current “town character” and “small town feel” and efforts to increase town diversity and create a more sustainable economic/fiscal future. As one survey respondent said, “I would not want just any commercial development. These must be aesthetically pleasing and well planned out as far as traffic and setbacks and noise regulations are concerned.”

Key Takeaways

Town Capacity and Focus

York’s ability to grow its economic base and advance economic development goals is limited by the absences of dedicated staff or organization focused on economic development. Some towns have a volunteer-based economic development committee/board to work with staff on economic development priorities. A longer-term option would be to consider adding a staff-person devoted to economic development, perhaps on a part-time basis with other responsibilities, e.g., grant writing/management. Increased capacity will be needed to help the Town be proactive in identifying development potential in designated areas (see Future Land Use Plan), recruiting desired businesses, and connecting entrepreneurs and businesses to state and regional resources. Residents have expressed a strong preference for services, restaurants, and recreation-based businesses; the Town will need the ability to identify opportunities.

A Balance of Economic Growth and Town Character

It is clear residents wish to balance economic development with their desire to preserve town character. In general, town character seems to describe the historic buildings, smaller-scale development of the villages. Opportunities could focus on smaller, independent business growth in existing spaces and in appropriate infill in the villages, as well as possible adaptive reuse of historic structures. Strengthening York Village as a community-oriented business center would serve resident desire for more local businesses as well as contribute to the health and vibrancy of the historic core of the town.

U.S. Route 1 is a transitional zone from the rural areas of the town to the denser settlement of the coastal villages and neighborhoods. In this area, careful considerations of roadway capacity and infrastructure and the use of form-based zoning that supports development in the spirit of the town’s existing fabric could address many of the concerns about inappropriate growth. Identifying and marketing appropriate sites on U.S. Route 1 for larger businesses and those serving customers other than York residents could also help retain the character of York



villages by helping to accommodate this type of business growth outside historic village centers.

The Town's Economy and Local Residents

- Tourism accounts for almost one quarter of York's job base and is quite seasonal. Peak summer employment for all York industries is 40% above the winter low,²⁰ which affects job quality and impacts on town services. Pursuing diversification into non-tourism sectors would help to reduce these seasonal impacts and also provide more consistent business offerings to year-round residents. Enhancing arts, culture, and entertainment offerings that would attract a year-round audience may be one way to begin extending the tourist-season benefits for resident enjoyment (without the crowds) year-round. Survey respondents also showed an interest in expanding light manufacturing and food production. These types of businesses may be an opportunity for future growth, given recent town and county trends and its priority in the SMPDC regional economic development strategy. Specifically, there may be an opportunity for growth along U.S. Route 1 to complement Stonewall Kitchen with other food destination businesses. Encouraging a business incubator or other multitenant buildings with small flexible spaces can help nurture new food production businesses.

The Town can perhaps work with Coastal Enterprises, Inc. (CEI)²¹ and the Southern Maine Finance Agency (SMFA)²² to identify ways and means to attract, finance and grow more diverse local businesses.

York's Strengths and Key Characteristics as a Foundation

York enjoys what many communities only dream of: robust historic character and buildings, large areas of forest and trails, rivers for water-based recreation, and the coastal cliffs and beaches that are a signature element of the town. These elements of the town could contribute to a powerful narrative – one of recreation, history, respect for the environment, and even consideration of climate change impacts. A strong narrative, supported and promoted by a Town volunteer economic development committee, the Chamber of Commerce, and natural resource advocates, could help recruit desired businesses and visitors who understand the importance of stewardship of the environment. Zoning and licensing should support this narrative and seek to encourage a range of recreational uses and businesses.

The Labor Shortage

York businesses are struggling to recruit workers; from restaurant servers to yard workers to hospital lab technicians and beyond, job openings are remaining vacant. Housing is largely unaffordable for many workers in York and adjacent areas, making employee recruitment a major challenge to business health and growth. The result of this challenge is reduced hours

²⁰ Maine Department of Labor Quarterly and Annual Industry Employment and Wages Dataset, <https://www.maine.gov/labor/cwri/qcew1.html>

²¹ <https://www.ceimaine.org/>

²² <https://www.smfamaine.org/>



at some businesses, with restaurants, in particular, reducing operating hours, and home maintenance projects on long wait lists with area contractors. Other businesses simply can't take new customers, as is the case for yard service and home improvement contractors. York should consider all ways it can expand production of workforce/affordable housing, including possible partnerships with larger employers for funding and creation of units. The Town should also explore all possible federal and state funding sources. See Appendix A6: Housing Current Conditions for more information on who fits low-income, moderate-income, and workforce housing criteria in York.

Impacts of Tourism

Residents have spoken consistently of frustration with traffic congestion and lack of parking during peak tourist season. There are also other concerns such as the lack of availability of restaurant tables, limited trail and river access parking areas, and lack of seasonal worker housing. The Town could undertake a comprehensive transportation/shuttle/parking study to inform future policies (there is more information on this in Appendix A8: Transportation Current Conditions). In addition, the Town could consider establishing a formal tourism committee to bring together tourism industry representatives to work together and communicate with the Town. This committee would help streamline communications and work cooperatively to address challenges, including new ways in which local industry resources can support mutually beneficial solutions.

Climate Change Risks

Climate adaptation and protecting for future sea level rise is a key issue for York, given the scale of the Town's tax base at risk. Outreach to visitor-economy businesses and lodging establishments along the coast in at-risk areas should be ongoing. A Town-Tourism Industry Group could support collaboration efforts as climate change impacts continue in the coming years.

COVID-19 Recovery for Businesses

Support for businesses will be important to ongoing recovery from the pandemic. A range of actions and initiatives should be considered including permanent outdoor dining ordinances, clarity around pandemic rules, and support to a year-round economy that may buffer businesses from down-turns during peak seasons. 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. Additional federal and state resources and funding will become available as full implementation of the American Rescue Plan occurs over the next several years. The Town can stay abreast of these resources and work with regional partners to ensure that businesses and non-profit organizations are informed about, and can gain access to, these resources.



Entrepreneurship

York's working residents²³ are highly skilled, which is an asset and a potential source of entrepreneurship and new enterprises. York's relatively low rate of self-employment²⁴ also suggests the potential to expand this part of the local economy. There was high interest in co-working space among survey respondents which could reflect a desire for more communal spaces for remote work. There may be an opportunity to think about incubation space, workshop spaces, and other spaces for collaboration that could support entrepreneurs and group work/start-ups. Improved information on how to start a business in York and the available state and regional financing and business development service can also enhance York's "ecosystem" for entrepreneurs.

Town Economic Development Incentives

The Tax Increment Finance (TIF) district at York Beach has not met expectations. A review of the TIF and evaluation of effectiveness could help the Town understand potential changes and to shape future efforts. The Short Sands Road area may be a good candidate for a TIF district and the Town should consider the longer-term benefits of forgoing tax revenue to encourage economic development and diversification.

Future economic development incentives should be informed by sea level rise projections and risk factors identified by the Town's climate change planning efforts of 2021-22. Strong working relationships with the Southern Maine Finance Authority, Southern Maine Planning and Development Commission and state economic development agencies could also help York and its businesses capitalize on state economic development incentives and a growing array of business financing programs.

²³ This is York's labor force...residents 16 years and older that work anywhere (in York, in state, out of state).

²⁴ Self-employment is different than at-home work/remote work which refers to those living in York and working remotely for another company. Self-employed individuals work for themselves and are not considered remote workers.



Housing

York is a community of primarily single-family, owner-occupied homes. While an increasing number of these properties are seasonal residences, over half are occupied year-round. With many of the homes here priced above \$500,000, buying or renting an affordable place to live can be challenging. With its beautiful beaches, historic village centers, and convenient location, it's not surprising that our community is an attractive place to live. People who work in local businesses often must commute from out of town, as their incomes do not support the cost of housing here. There is also a need for varied housing stock to offer more choices to York residents throughout their lifecycle.

This topic includes¹ ...

- Housing availability and existing housing stock
- Projected population growth and housing needs
- Housing affordability
- Housing development regulations
- What the community said
- Key takeaways

¹ Data sources for this housing analysis include: York's Comprehensive Planning Housing Data Set prepared and provided to the community by the Maine State Housing Authority, and the Office, or their designees; U.S. Census Bureau American Community Survey; MaineHousing; York Housing; the Maine Housing Finance Agency; Southern Maine Planning and Development Commission, and; the Vitalius Group.



Housing Availability and Stock

Existing Housing Stock

According to the 2019 U.S. Census American Community Survey, from 2011 to 2019, the total housing stock in York increased by 733 units from 8,702 to 9,435, an 8.4% increase. In that same time the estimated number of seasonal homes² alone (new and converted) increased by 705 from 2482 to 3187, a 28.4% increase.³ The large increase in seasonal housing stock 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.

Housing Unit Size

While there is a variety of housing types in York, the most common type is a two- to four-bedroom single family home. In 2019, approximately 43% of housing units in York were 3-bedroom units; 67% of housing units were 3-bedroom or larger units (Table 1). Almost 90% of these housing units were owner-occupied.⁴

Table 1. Housing Unit Sizes in York, 2019

| | |
|----------------------------|-------------|
| No bedroom | 280 |
| 1 bedroom | 532 |
| 2 bedrooms | 2331 |
| 3 bedrooms | 4075 |
| 4 bedrooms | 1788 |
| 5 or more bedrooms | 429 |
| Total housing units | 9435 |

Source: 2019 Five-Year American Community Survey U.S. Census

There is some discrepancy between the size of existing housing units and household sizes. 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 an additional 2,319 two-person households (Table 2). Put another way, there are a total of 4,098 single or two-person households (71% of York’s households) and smaller housing stock (2 bedroom or less) constitutes 43% of existing housing units (4,098 units).

² “Seasonal” means housing units that could be converted to year-round use but not hotels, cottages, and other housing that is clearly for transient use.

³ Note: This report relies on housing unit counts from the U.S. Census American Community Survey as Town of York Code Office complete housing and building permit data were not available during this planning process.

⁴ 2019 U.S. Census American Community Survey.



Table 2. Household Sizes in York (2019)

| | |
|----------------------------|-------------|
| 1-person household | 1779 |
| 2-person household | 2319 |
| 3-person household | 681 |
| 4+ person household | 967 |
| Total Households | 5746 |

Source: 2019 Five-Year American Community Survey U.S. Census

While many of these residents live in larger homes and prefer to do so, it seems likely that at least some small households may end up paying more for housing by renting or buying a place that is larger than they require/want. Other small households may wish to downsize and have limited choices to do so.

Housing Unit Condition

Approximately half the housing in York was built between 1970 and 2000, indicating a newer housing stock than many other communities in Maine.⁵ The older homes tend to have been well-maintained by households that were generally able to afford upkeep and improvements. For these reasons, there does not appear to be a systematic issue of housing in need of physical improvements to be brought up to modern standards. However, there are likely energy-efficiency and renewable energy investments that can be made in the majority of these homes, especially the older ones. In addition, some campgrounds and seasonal cottages that may not be classified as “housing units” by the U.S. Census are likely in need of some upgrades, particularly if there is interest in converting them to year-round housing.

Affordable Housing

Affordable rental housing is primarily provided by the York Housing Authority in the form of income-based rentals and rentals based on area median income. Units are predominantly available for those aged 62 years and older, though there are currently 29 age unrestricted units and plans to build at least 52 more. In all, these below-market units constitute 3.15% of the total year-round housing stock in the town and 1.92% of the total housing stock in the town.⁶ In June 2021, the York Planning Board approved the development of a 63-unit workforce rental housing apartment building, in alignment with the regulations of the

⁵ 2019 Five-Year American Community Survey U.S. Census.

⁶ York Housing, Levine Planning Strategies, and the 2019 Five-Year American Community Survey U.S. Census.



Workforce Affordable Housing Overlay District. More information on York’s housing affordability and affordable housing can be found later in this section.

Accessory Dwelling Units (ADUs)

The Town of York allows for the long-term rental (12 months or more) of 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. York’s Zoning Ordinance defines an Accessory Dwelling Unit (ADU) as “[a] small apartment which is part of an existing single family owner-occupied home, in the same building as the principal dwelling unit or in a building accessory to the principal dwelling unit, and which is clearly secondary to the single-family home.”⁷ The ADU may be rented so that the owner-occupant may benefit from the additional income. The owner may also elect to occupy the accessory dwelling unit and rent the principal dwelling unit. ADU’s are permitted in most parts of the town subject to certain conditions. As the overall population of York ages, ADUs can potentially provide an additional housing option for those seeking to age in the community.

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 ADUs have recently been undergoing revisions at the state and town levels and more information is provided on this later in this section.

Short Term Rentals

Short-Term Rentals (STRs) are generally defined as rooms or housing units for rent for periods shorter than 30 days. They are often seen as alternatives to hotels or cottages for visitors. Unlike hotels, however, they are generally considered “housing units” for many purposes.⁸ As with many destination areas, York has a sizable number of STRs. According to AirDNA, a website that collects data on STRs by community, there are over 350 full-home STRs in York that are offered for rent at least some of the time. The average daily rate for these STRs 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 STRs in York. These STRs represent over 3% of the overall housing stock in York. While STRs can provide home owners with another source of income, they can also reduce the overall year-round housing stock.

Many communities in Maine, such as Portland, South Portland, and Cape Elizabeth, have looked to regulate STRs at various levels of stringency. Other communities have chosen to

⁷ Town of York Zoning Ordinance 7.17.2.

⁸ While STRs tend to host shorter stays, due to limited data about the locations and rental activity of STRs, they are classified as year-round or seasonal homes depending on how they are identified in the U.S. Census.

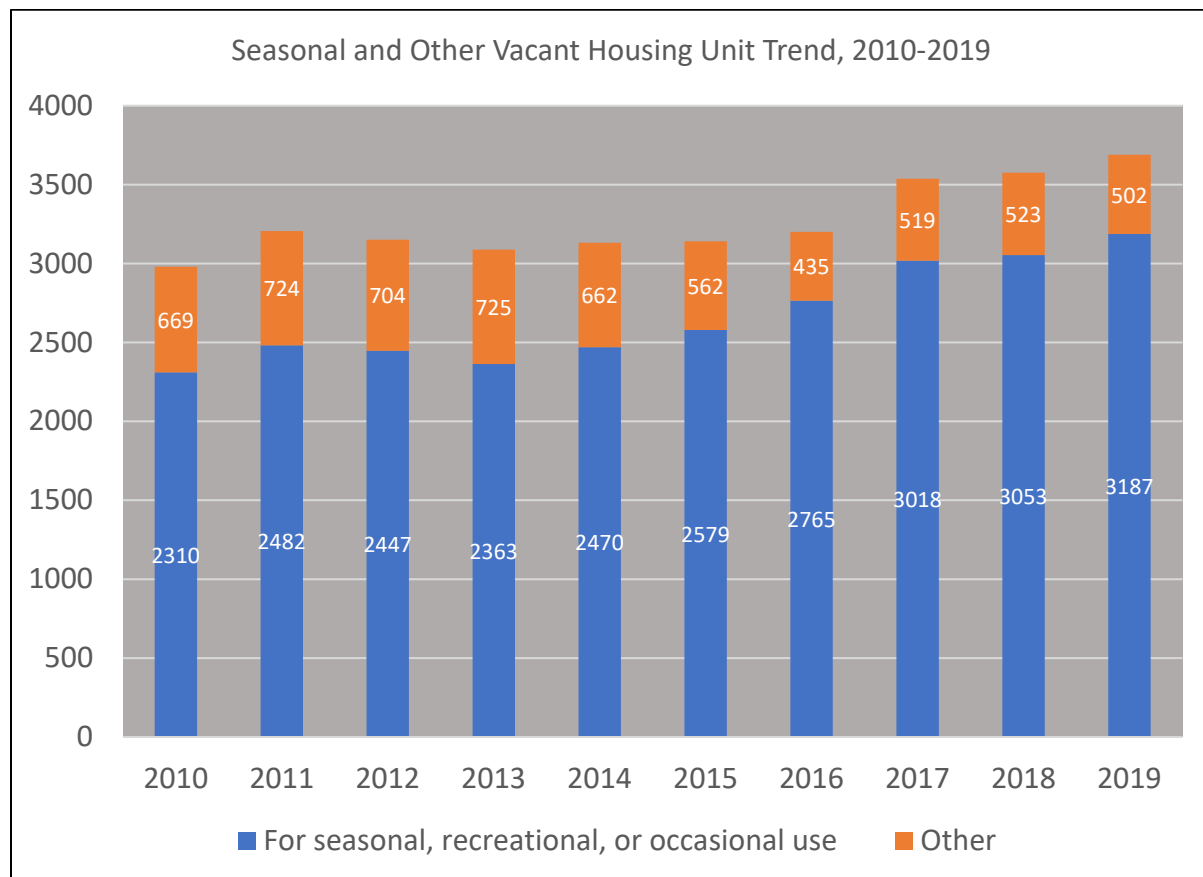


treat STRs as any other housing units in the community. York does not require property owners who rent out their property to register and pay for a permit. STRs as a business may not technically be an allowed business use under current York Zoning.

Seasonal Housing Trends

A significant and increasing amount of the housing in York is seasonal – from 2,310 units in 2010 to 3,187 in 2019, a 38% increase (Fig. 1). This seasonal housing includes housing units that could be used year-round but are generally used for only some portion of the year, either by one household, or as shorter-term rentals, or both. The percent of the town’s total housing stock that is seasonal changed from 24.8% in 2010 to 33.8% in 2019. This does not include other forms of vacant housing, which may be in the process of being renovated, for sale, or for rent.

Figure 1. Seasonal Homes in York



Source: American Community Survey

Much of this increase in seasonal homes appears to be conversion of year-round homes to seasonal homes, rather than new construction, as this increase is far higher than the rate of new construction during that time period.



At the same time, housing for workers in local hotels and resorts is a challenge. At least two facilities own some apartments for workers to allow them an opportunity to live close by and not have to travel long distances for work. According to one York hotel owner, it is becoming increasingly important to provide housing for staff as this is a factor in attracting talent.

This increase in seasonal homes – that is, housing units that are built to comparable standards as year-round homes and could easily be used year-round - has not come largely at the expense of year-round homes. The year-round stock continues to grow, though much more slowly than seasonal homes. However, the increased percentage of seasonal units can have an impact on the community's character and feel. Of note, seasonal homes can provide property tax revenue to fund local operations, without significant local costs as there are no demands on the school system and reduced demands on public safety and other resident services and programs.

While it is difficult to predict the future with any great certainty, it seems likely that production of seasonal homes will slow down, and that some existing seasonal homes may even convert to year-round, in a post-COVID-19 world. York is only an hour from Boston and even closer to employment centers north of Boston. With the rise in remote working, and an increased interest in living in places with high quality of life, it seems plausible that more seasonal York residents will consider moving to town on a permanent basis.

While it is not expected that a significant number of seasonal homes will become year-round, the projections assume that the rate of increase in seasonal homes over the past several years will end - though the number of seasonal homes will continue to go up at a somewhat constant rate - and that some seasonable homes will convert to year-round homes. Those year-round conversions are assumed to be at the same rate that year-round homes were converting to seasonal homes over the past few years. That change would mean an increased year-round population, which means increased burdens on local government to provide services such as schools, fire, and police coverage.

Projected Population Growth and Housing Needs

York has been experiencing a slow but steady increase in population (Fig. 2). York's year-round population is projected to increase from 13,247 in 2021 to 14,697 in 2031. The seasonal population, which includes summer residents but not day visitors or those who stay in hotels, was estimated at 20,923 in 2021, and is expected to increase to 24,018 by 2031. The peak population of the town, which includes the seasonal population as well as those who stay in hotels, was estimated at 30,914 in 2019 and is predicted to increase to 31,180 by 2029. The



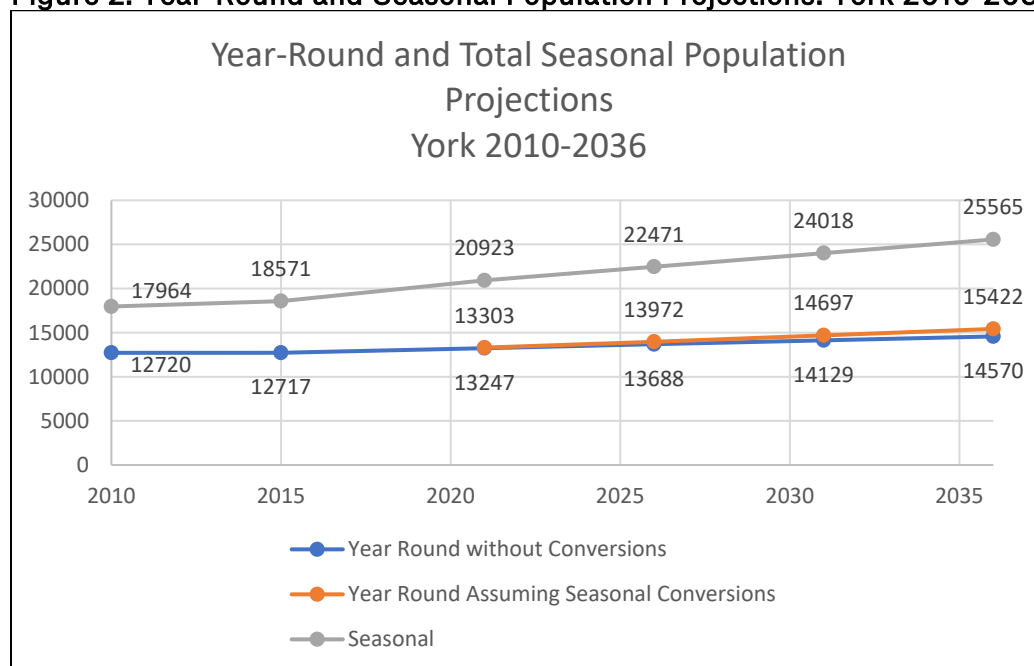
largest percentage increases will likely be in those aged 60 years and over.⁹ The summer population has increased more quickly than the year-round population in the past ten years, with much of new housing production being used seasonally.

Year-Round, Seasonal, and Peak Summer Populations

This document differentiates between three portions of the population in York, each of whom have different impacts on the housing stock:

- **“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.

Figure 2. Year-Round and Seasonal Population Projections: York 2010-2036



Source: American Community Survey and Levine Planning Strategies.

⁹ U.S. Census American Community Survey, Southern Maine Planning & Development Commission, and Levine Planning Strategies.



There will continue to be need for new housing units in York in the next ten years. The primary need will be for more rental units, as some of the new demand for owner-occupied units may be met by conversion of seasonal housing units to year-round homes. Given current regulatory constraints, as well as a relatively flat rental market, the production of rental units may require proactive planning steps in order to occur.

While it seems that the population will continue to slowly grow in York, future trends in seasonal homes can be a major factor in housing demand.¹⁰ In the past ten years, the number of seasonal-use homes appears to have significantly increased. It is possible that in a post-pandemic economy, York's location between Boston and Portland will make it an attractive place to work semi-remotely. That would result in some of the homes now used seasonally or part time becoming year-round residences.

Making reasonable (but not definitive) assumptions about how many 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. The seasonal population, which is 20,923 in 2021, is expected to increase to 24,018 by 2031 – unless limitations on developable land reduce the rate of seasonal home production. Peak summer population is also slated to increase, but not by as high a number, according to the Southern Maine Planning & Development Commission. However, if the seasonal population increase projected above comes to fruition, there may be a larger increase in peak summer population.

Projected town population by age group indicates that while all age groups will likely see an increase in numbers, the largest percentage increases will likely be in those aged 60 and over (Table 3). This increase in older York residents will affect future housing demand, as these residents are likely to seek smaller and lower-maintenance homes. Demand for one- and two-bedroom units, and rental units, is therefore likely to increase over the next ten years.

¹⁰ The Town's climate planning work of 2021-22 refers to research that shows that drought in the southern United States and changes in economic opportunity will make Maine a desirable in-migration state. The time frame for this is beyond the next 10-20 years but this issue should be acknowledged as York considers other questions of housing and population.



Table 3. Current and Projected Year-Round Town Population by Age Cohort

| | 2015 | 2019 | 2031 (estimated) | 2019-2031 % Increase |
|---------------------------|---------------|---------------|-------------------------|-----------------------------|
| 5 to 14 years | 1,361 | 1,391 | 1,514 | 8.8% |
| 15 to 17 years | 382 | 634 | 1,558 | 145.7% |
| 15 to 44 years | 3,561 | 3,577 | 3,762 | 5.2% |
| 16 years and over | 10,886 | 11,069 | 12,052 | 8.9% |
| 18 years and over | 10,593 | 10,660 | 11,243 | 5.5% |
| 60 years and over | 4,095 | 4,646 | 6,672 | 43.6% |
| 65 years and over | 2,760 | 3,543 | 6,364 | 79.6% |
| 75 years and over | 1,183 | 1,375 | 2,072 | 50.7% |
| TOTAL POPULATION | 12,717 | 13,070 | 14,697 | 12.4% |
| Median age (years) | 50.3 | 52.2 | 56.0 | 3.8 |

Source: 2019 Five-Year American Community Survey U.S. Census and Levine Planning Strategies

How does that population increase translate into future housing demand?

The year-round population of York is estimated to increase from 13,247 in 2021 to 14,697 in 2031. This population increase estimate is based on state projections adjusted to include an anticipated conversion of 25 seasonal units per year to year-round housing units. The estimated 1,450 new residents through 2031 will need a total of approximately 560 units (Table 4) of year-round housing (361 owner-occupied and 199 rental). Of these 560 units, as mentioned above, it is assumed that 250 units will be seasonal homes converted to year-round use, leaving a demand for 310 new units (111 owner-occupied and 199 rental). This projected demand for housing is conservative, as it is based on state projections; the assumed household size in these projections is slightly larger than the current York household size of 2.3 people per household. It is possible that demand for housing may be more than these 310 units. Just as important as the projected number of needed units is the anticipated size and type of units needed. The projected minimum need of 310 units may work according to the population numbers projected for York but may not match consumer preference because of a likely desire for smaller housing units by smaller households in the future. A number of these smaller households may be existing York households looking to relocate or downsize in the community. Important to remember is that the Town’s preparation for this projected housing need is not a mandate. The market will determine how many units are built; this Plan seeks to encourage new housing units that meet the needs of the current community, which is growing older and will quite likely have increased need for different housing (smaller units, walkable location, accessible, less maintenance, more affordable) than the current housing stock.



Table 4. Owner- and Renter-Occupied Year-Round Units in York, Past and Projected

| | 2010 | 2015 | 2019 | 2031 (est.) | 2019- 2031 Estimated Need | 2019-2031 New Construction Need | 2019-2031 Annual Construction Need |
|----------------------------------|--------------|--------------|--------------|----------------|------------------------------------|--|---|
| Owner-occupied Units | 4,424 | 4,507 | 4,695 | 5,056 | 361 | 111 | 9 |
| Renter-occupied Units | 902 | 1,162 | 1,051 | 1,250 | 199 | 199 | 17 |
| TOTAL HOUSING UNITS | 5,326 | 5,669 | 5,746 | 6,306 | 560 | 310 | 26 |

Source: American Community Survey and Levine Planning Strategies

Housing Affordability

Current Housing Prices

Demand for housing in York is strong, as indicated by increasing housing costs across housing types in the community. It is likely this demand is caused by increased interest in owning seasonal homes in southern Maine, an increase in remote working from attractive communities like York, and the generally strong economy seen in York County over the past ten years. According to the Vitalius Group, 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% (Table 5). These increased prices do not seem to be impacting demand. In that same one-year period, the Vitalius Group¹¹ reported overall single-family sales of 304 homes in 2019 and 339 homes in 2020, an increase of 11.5%.

Table 5. Median and Mean Single Family Home Prices in York, 2019-2020

| | 2019 | 2020 | Percent Change |
|---------------|---------------|---------------|----------------|
| Median | \$ 437,000.00 | \$ 499,000.00 | 14.2% |
| Mean | \$ 532,732.57 | \$ 637,841.35 | 19.7% |

Source: The Vitalius Group

Affordable Housing

The term “affordable” can mean a range of things. In general, “affordable housing” is not about the specific income of the residents who live in the housing, but instead indicates how much of that income they spend on housing. There is often some confusion with respect to

¹¹ The Vitalius Group is a real estate firm in Portland, Maine that tracks market data for the region.



“affordable” housing and how it relates to income levels and ability to pay. The definitions on the next page help explain some of the nuances of the terms used in the housing field.

WHAT IS “AFFORDABLE HOUSING?” AND SOME IMPORTANT TERMS TO KNOW

Affordable Housing: Housing is considered affordable when a household pays 30% or less of their income on housing costs- rent or mortgage; heat; insurance; utilities; property taxes and other housing-related costs. When the term is used, it generally is meant to refer to housing that is affordable to households that make less than the area median income (below-market affordable (defined below). While household assets are not usually directly used as a measurement of affordability, the income derived from those assets is considered part of household income.

Area Median Income: The median household income of a region calculated by the U.S. Department of Housing and Urban Development and updated annually. The Area Median Income is calculated based on household size, so the amount varies depending on the number of people living together. Often the Area Median Income for a household of four is used as a simpler version of the calculation. The area used for York is the York County Fair Market Rent Area (Tables 6 and 7). For example, a four-person household making 80% of Area Median Income in York would be earning \$79,990 and could afford to pay \$1,997 a month in rent and other housing expenses.

Below-Market Affordable Housing: Affordable housing that is available for households below the Area Median Income. This is what is often meant when someone refers to “affordable housing.” Below-Market Affordable Housing is often calculated based on 50%, 60% or 80% of Area Median Income.

Housing Cost-Burdened: A household that spends more than 30% of its income on housing costs. In other words, any household that does not have housing affordable for its income is housing cost-burdened.



In York, there are specific definitions, in the Town Zoning Ordinance, for Low-income, Moderate Income, and Workforce Affordable Housing (Table 6).

Table 6. Town of York Housing Affordability Definitions, Zoning Ordinance

| | Definition (Town of York Zoning Ordinance) | 2021 Income Levels for a 4- person household (York Housing) |
|-------------------------------------|---|---|
| Low Income | Household income which is not more than 80% of the median family income for the York-Kittery-South Berwick HUD Metropolitan Finance Area. | Not more than \$79,900 (80% area median income) <i>A York police officer heading a family of 4, as the single breadwinner, qualifies as low income with an average salary of \$77,221 annually.¹²</i> |
| Moderate Income | Household income which is between 50% and 120% of median family income for the York-Kittery-South Berwick HUD Metropolitan Finance Area. | \$52,650 (50% area median income) to \$126,360 (120% area median income) <i>York teachers make an average of about \$80,500/year.¹³ A family of four with a teacher as the single breadwinner is a moderate income family.</i> |
| Workforce Affordable Housing | Dwelling units that may be purchased or rented for year-round occupancy by a working household with moderate income . Workforce Affordable Housing may include single-family dwellings, two-family dwellings, multi-family dwellings, or a combination of these. | See above for moderate income definition. <i>Many of the critical jobs needed in the community to keep services, amenities, health care, restaurants, and other businesses open, are part time. Most workers, if working full time or a two-wage earner household of four with part time jobs would fit into this category (see Table 13 below).</i> |

Note: Definitions above are specific to the Town of York and may differ from definitions used elsewhere.

¹² <https://www.yorkmaine.org/DocumentCenter/View/4403/2021-Full-Time-York-Recruitment-and-Application>

¹³ York School Department, FY23.



Like many communities in York County, York has some housing affordability challenges. Many people who work in York cannot afford to live in the town, or even nearby, and may have to commute 45 minutes or more in order to find a home they can afford.

One way to look at the challenge of housing affordability is by exploring the housing affordability burden for various York households. Generally, a household is considered “housing cost-burdened” when they spend 30% or more of their income on housing-related expenses. This concept is different from the concept of area median income, in that even higher-income households can be housing cost-burdened if they buy or rent beyond their means – or if they have savings but their income is relatively low.¹⁴ Nonetheless, this is a useful tool to explore housing costs. In reality, most housing cost-burdened households are at or below 80% of area median income.

Tables 7-8 below show housing costs as a percentage of annual income for homeowners and renters in York. A higher percentage of York renters have housing cost-burdens than owners – 44.9% of renters versus 22.9% of homeowners in 2019 (Tables 9-10). While the percentage of both renters and homeowners who are housing cost-burdened has declined between 2011 and 2019, declines have been more dramatic for homeowners. This suggests a stratification of York households into owners who are generally less challenged by housing costs and renters that are more so.

Table 7. Housing Costs as a Percentage of Income for Owners in York (2011-2019)

| Owners | 2011 | 2015 | 2019 |
|-------------------------------|-------------|-------------|-------------|
| Less than 20.0 percent | 1862 | 2238 | 2514 |
| 20.0 to 24.9 percent | 454 | 585 | 806 |
| 25.0 to 29.9 percent | 442 | 344 | 300 |
| 30.0 to 34.9 percent | 226 | 164 | 225 |
| 35.0 percent or more | 1523 | 1087 | 850 |
| TOTAL | 4507 | 4418 | 4695 |

Source: American Community Survey

Table 8. Housing Costs as a Percentage of Income for York Renters (2011-2019)

| Renters | 2011 | 2015 | 2019 |
|-------------------------------|-------------|-------------|-------------|
| Less than 20.0 percent | 258 | 178 | 217 |
| 20.0 to 24.9 percent | 166 | 224 | 324 |
| 25.0 to 29.9 percent | 94 | 150 | 260 |
| 30.0 to 34.9 percent | 83 | 79 | 177 |
| 35.0 percent or more | 392 | 389 | 475 |
| TOTAL | 993 | 1020 | 1453 |

Source: American Community Survey

¹⁴ Anecdotal information suggests that many long-time residents have property taxes higher than their mortgage costs and that increasing land values in areas that have become highly desirable are driving up housing expenses for residents with fixed incomes.



Table 9. Number of “Housing Cost-Burdened” Households in York (2011-2019)

| | 2011 | 2015 | 2019 |
|----------------|-------------|-------------|-------------|
| Total | 2224 | 1719 | 1727 |
| Owners | 1749 | 1251 | 1075 |
| Renters | 475 | 468 | 652 |

Source: American Community Survey

Table 10. Percentage of “Housing Cost-Burdened” Households in York (2011-2019)

| | 2011 | 2015 | 2019 |
|----------------|--------------|--------------|--------------|
| Total | 40.4% | 31.6% | 28.1% |
| Owners | 38.8% | 28.3% | 22.9% |
| Renters | 47.8% | 45.9% | 44.9% |

Source: American Community Survey

MaineHousing uses a different type of analysis of household incomes and housing costs to determine an “affordability index” that indicates how affordable the market is (Table 11). This analysis again considers 30% of income to be the threshold for affordability. For renters, an index of at least 1.00 means a household with the median renter household income in York can afford the average priced two-bedroom rental. For homeowners, an index of at least 1.00 means a household with the median owner-occupied household income in York can afford the median priced home. The lower the index, the greater the difference between the median income and the income needed to afford the average rental or median home price.

For renters, interpreting the results of the index is more straightforward, as rent is typically an ongoing fixed monthly cost. Rental affordability and average rent in York stayed surprisingly consistent between 2007-2017. The 2017 affordability index of 0.85 was also comparable to York County and the State of Maine, which had rental affordability indices of 0.85 and 0.83, respectively. It is worth noting that an index less than 1.00 does not mean that most renters are housing cost-burdened. The index only considers the average two-bedroom while many renters are likely renting other types of units, such as one-bedrooms or studios, that are less expensive and therefore require a lower income to be considered affordable.

The index is more of a reflection of how difficult it is for typical potential homeowners to buy in York, rather than the proportion of current homeowners who are unable to afford their homes. It makes certain assumptions about down payment levels and mortgage terms. For some owners, these assumptions may not apply. Households with high levels of savings but lower incomes would have fewer affordability challenges as they may have a smaller-than-typical mortgage, or no mortgage at all. In 2020, York’s owner affordability index of 0.7 was



much lower than York County and the State of Maine overall, which had homeownership affordability indices of 0.86 and 0.91, respectively.

Table 11. Median Rental and Owner-Occupied Affordability in York (2007-2020)

| Rental | | | | |
|----------------|--------------------------------|--------------------------------|---|---------------------|
| Year | Average 2-Bedroom Monthly Rent | Median Renter Household Income | Income Needed to Afford Average 2-Bedroom | Affordability Index |
| 2017 | \$1,184 | \$40,155 | \$47,534 | 0.85 |
| 2012 | \$1,138 | \$42,716 | \$45,511 | 0.94 |
| 2007 | \$1,180 | \$40,103 | \$47,211 | 0.85 |
| Owner-Occupied | | | | |
| Year | Median Home Price | Median Owner Household Income | Income Needed to Afford Median Home Price | Affordability Index |
| 2020 | \$520,000 | \$93,364 | \$132,565 | 0.7 |
| 2017 | \$419,500 | \$72,347 | \$114,677 | 0.63 |
| 2012 | \$340,000 | \$66,737 | \$89,486 | 0.75 |
| 2007 | \$375,450 | \$68,469 | \$114,877 | 0.6 |

Source: Maine Housing Finance Agency

Households at 80% of area median income – which would be \$79,990 annually for a four-person household in York – can afford housing expenses of \$1,997 a month. That household could afford the average-priced 2-bedroom rental unit in York but not the median-priced home. In fact, according to MaineHousing, it would require a household income of about 127% of area median income for a four-person household to afford the median priced home in York. In short, York residents have a wide range of incomes, but not all York residents are able to comfortably afford housing in town. When you factor in those who would like to live in York but can't, the challenge becomes larger. There are some efforts to provide below-market affordable housing on the local level. On the regional level, there is some discussion of affordability as related to the Portsmouth Naval Shipyard workforce. The Town of York has been involved in a “Joint Land Use Study” with the shipyard, Kittery, and regional partners, and considerations of below-market affordable housing have been part of that discussion.

Meeting a Range of Needs

People are more than numbers. As the community seeks to provide a range of housing types and prices to meet the needs of York residents, a look at some average salaries of essential workers, Town employees, and others in the York labor force sheds light on the challenge of finding affordable housing in the town. As shown in Table 11, the income needed to afford the 2020 York Median Home Price of \$520,000 was \$132,565. Even at February 2022 salaries, the 2020 Median Home Price is out of touch for many in York and rental opportunities are limited. Table 12 shows the average salaries in a range of local sectors in early 2022; working in York does not necessarily provide a pathway to living in York.



Table 12. Salaries for Selected Advertised Job Openings and Reported Job Salaries in York, as of 2/11/22 and 3/2/22 unless otherwise noted

| Sector/Job Type | Job Description | Average annual salary (FT or PT). Assumed PT is half time (see note below). |
|-------------------------------|---|---|
| Hospitality/Lodging | Assistant General Manager | \$65,000 (FT) |
| | Front Desk Associate/Clerk <i>Average \$14/hour PT</i> | \$14,560 (PT) or 2 jobs = \$29,120 |
| | Housekeeper <i>Average \$16/hour PT</i> | \$16,640 (PT) or 2 jobs = \$33,280 |
| Public/Town of York | Police Officer | \$77,221(FT) ¹⁵ |
| | School Teacher | \$80,500 (FT) ¹⁶ |
| | Center for Active Living Program Coordinator | \$64,000 (FT) ¹⁷ |
| | School Lunch/Recess Monitor | \$28,000 (PT) or 2 jobs = \$56,000 |
| Health Care/York Hospital | Patient Screener, Patient Transportation Navigator, Support Staff | \$25,000 (PT) or 2 jobs = \$50,000 |
| | Central Sterile Supply Technician, ER Unit Clerk, Laboratory Processor | \$32,000 - \$37,000 (FT) |
| | York Family Practice Nurse Practitioner | \$92,884 (FT) (not including bonuses) |
| Food Mfg/Stonewall Kitchen | Cost Accountant | \$55,000 (FT) |
| | Manufacturing Associate <i>up to \$22/hour</i> | \$45,760 (FT) |
| Services/ Restaurants & Cafes | Chef | \$65,000 (FT) |
| | Barista, Cashier, Prep Cook <i>Average \$16/hour PT</i> | \$16,640 (PT) or 2 jobs = \$33,280 |
| | Server <i>\$12.75 PT</i> | \$13,260 (PT) or 2 jobs = \$26,520 |
| Miscellaneous | Seasonal Groundskeeper, Landscape Gardener, Grounds Crew <i>\$17/hour PT</i> | \$17,680 (PT) or 2 jobs = \$35,360 |
| | In-home Caregiver <i>\$18/hour PT</i> | \$18,720 (PT) or 2 jobs = \$37,440 |

Sources: all information from indeed.com job listings accessed on 2/11/22 and 3/3/22 and Glassdoor.com reported salaries, accessed on 3/3/22 except where otherwise noted.

Notes:

(1) This Table is not intended to fully represent all available jobs and salaries in York for early 2022. Rather, the Table represents information that was available online through the sources listed. Some employers, such as York Hospital,

¹⁵ <https://www.yorkmaine.org/DocumentCenter/View/4403/2021-Full-Time-York-Recruitment-and-Application>

¹⁶ York School Department, FY23.

¹⁷ <https://bit.ly/3HMJpcz>



do not publicly post job salaries on their websites and require initial applications or inquiries as the first step in an application process. In addition, these salaries do not represent signing bonuses and recruitment incentives, which are common in the northeast at the time of this plan preparation. There is no evidence to suggest that the salary ranges above are not generally accurate.

- (2) For simplification, it was assumed that all PT jobs are 20 hours per week and a full time equivalent (40 hours per week) salary is provided in the table above. In reality, many of these jobs are available only at certain hours (school lunch monitor, custodian, prep cook) and it is unlikely that any worker may find two jobs to fit their skills to completely work full time hours.

Existing Affordable Housing

York Housing is the primary provider of housing that is intended to be affordable to households at below-median incomes in York. Officially the York Housing Authority, York Housing has been in existence since 1978. York Housing manages a portfolio of 181 housing units at a variety of income levels. Of those units, 72 units base the rent they charge on actual income – in other words, residents pay a percentage of their adjusted income in rent. The other 109 units have rent limits – some formal and some based on York Housing policy – that set rents based on affordability at the target income levels. In other words, for those units, the rent may be set based on a percentage of area median income, whereas for the other 72 units, the rent is set based on a percentage of the actual resident’s income.

Unlike other housing authorities, some of York Housing’s developments are privately financed by lenders based on York Housing’s ability to leverage existing assets. In general, York Housing officials say they prefer more traditional financing for the flexibility this provides. Further, they feel they can create workforce housing rents using extensive value engineering and by building on land they already own. York Housing’s below-market units constitute 3.15% of the total year-round housing stock and 1.92% of the total housing stock in the town (Table 13).

Table 13. Below-Market Affordable Units in York (2019)

| | |
|---|------------|
| CURRENT TOTAL BELOW-MARKET AFFORDABLE UNITS | 181 |
| Total Housing Units | 9435 |
| Total Housing Units Occupied Year-Round | 5746 |
| Percentage of Total that are Affordable | 1.92% |
| Percentage of Year-Round that are Affordable | 3.15% |

Source: York Housing, Levine Planning Strategies, and the American Community Survey.



Left Photo: York Housing developments on Long Sands Road; Right Photo: York Housing also operates 29 family units at Carriage House Apartments on Gorgeana Way.

One market that York Housing sees as not being currently met in the town is housing for those with physical disabilities. At present, there are few known options for those seeking such housing in York. York Housing has also expressed interest in increasing the diversity of York's population, as well as increasing coordination with other public agencies in order to help increase the town's below-market affordable housing stock.

Table 14 provides information about the type and number of existing affordable housing units in York. York Housing has also received approval for 52 workforce housing units at "Moorehouse Place" on U.S. Route 1 and has proposed an additional 22 units in a later phase.



Proposed York Housing development at "Moorehouse Place"



Table 14. 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. | | • | | | 40 | 5 | • | |
| Yorkshire Commons 161 York Street | | • | •* | | 32 | 3 1-br* 2 2-br | • | |
| Village Woods 117 Long Sands Rd. | | • | | | 36 | 3 1-br 3 2-br | | • |
| Deerfield Place at Village Woods 117 Long Sands Rd. | | • | | | 28 | 1 | | • |
| Carriage House Apartments Gorgeana Way | | | | • | 29 | 1 | | • |
| Baldwin Apartments 117 Long Sands Road | | • | | | 16 | 1 | | • |
| Moorehouse Place (under development) 296 U.S. Route 1 | | | | • | 52-74 | 2 1-br 1 2-br | | • |

*3 units can accommodate persons under age 62 who require the features of an accessible unit

Source: York Housing and Levine Planning Strategies

Other producers of below-market affordable housing in southern Maine, such as Avesta Housing, have not had much direct involvement in housing production in the town. That may be due to York Housing’s proactive efforts in the market and ability to produce below-market housing at little public cost. It is possible that opportunities may arise for these other providers in the future, leveraging resources they may be able to access from outside the town. In June, the York Planning Board approved the development of a 63-unit workforce rental housing apartment building, in alignment with the regulations of the Workforce Affordable Housing Overlay District.

There are additional tools for producing below-market affordable housing that have not been used recently in York. The Village Woods project was able to use Low Income Housing Tax Credits through MaineHousing, but no projects in York have used that financing tool recently. With the addition of state tax credits in 2020, this tool has become easier to use and may be worth exploring again. The Town could explore creating an Affordable Housing Tax Increment Finance District to help support operating costs for below-market units as well.



Finally, there are voucher programs for individual households through the federal government that help pay for their rent. These vouchers, often called “Section 8 vouchers,” fund the difference between a rent that is affordable for that household (Table 15) and the “fair market rent” for a unit (Table 16). While many landlords have tenants that utilize vouchers, some landlords are reluctant to accept tenants that would require the use of such vouchers. This could be due to a variety of factors, including concerns about mandatory inspections of units and the possibility that they can rent their units for more than the “fair market rent” on the open market. A lack of willingness to accept vouchers is also sometimes seen as discriminatory against lower-income tenants, a higher proportion of whom are minorities.

Table 15. Income Levels & Affordable Rents by Percentage of Area Median Income & Household Size, FY 2021

| | 1 Person | 2 Person | 3 Person | 4 Person |
|-------------|------------------|------------------|------------------|------------------|
| 80% | \$55,950 | \$63,950 | \$71,950 | \$79,900 |
| | \$1,398 | \$1,598 | \$1,798 | \$1,997 |
| 100% | \$76,764 | \$85,293 | \$94,770 | \$105,300 |
| | \$1,919 | \$2,132 | \$2,369 | \$2,632 |
| 120% | \$92,116 | \$102,351 | \$113,724 | \$126,360 |
| | \$2,302 | \$2,558 | \$2,843 | \$3,159 |
| 150% | \$115,146 | \$127,940 | \$142,155 | \$157,950 |

Source: York Housing

Table 16. "Fair Market Rents" in York

| Fair Market Rents as Determined by HUD | Efficiency (Studio) | 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

Housing Development Regulations

Zoning

York’s local regulations initially appear to permit two-family and even multi-family housing in 10 out of 21 districts. While multi-family housing is limited to certain zones, such as the RES-7, GEN-3, and some business zones and overlays, two-family houses are allowed in almost every zone.



However, a closer look at the requirements for two-family and multi-family housing reveals a more complex story. Many zones require 9,000 square feet of land for each dwelling unit in a multi-family development. The Town's zoning also requires 1.5 parking spaces per multi-family unit under three bedrooms, and two spaces for each larger unit. Finally, site plan review is generally required for multi-family development.

Taken in total, these requirements make it economically challenging to build multi-family housing in many parts of town, even on U.S. Route 1. Existing land use regulations do not appear to encourage the development of multi-family housing in general. Since most affordable and workforce housing consists of multi-family development, the effect of York's zoning code is generally to discourage development of affordable and workforce housing as well. If a developer is able to obtain a parcel of land that can be developed, zoning steers that development towards single-family market-rate units.

Affordable Housing Overlays

There are some limited exceptions to the restrictive impact of local regulations. The York Village Elderly Housing Overlay District allows for development of up to 40 units of below-market elderly housing with a lot area requirement of 3,000 square feet per unit (Fig. 3). This overlay consists of the York Housing properties off Long Sands Road. Without the overlay, it seems very unlikely that these below-market units could have been developed.



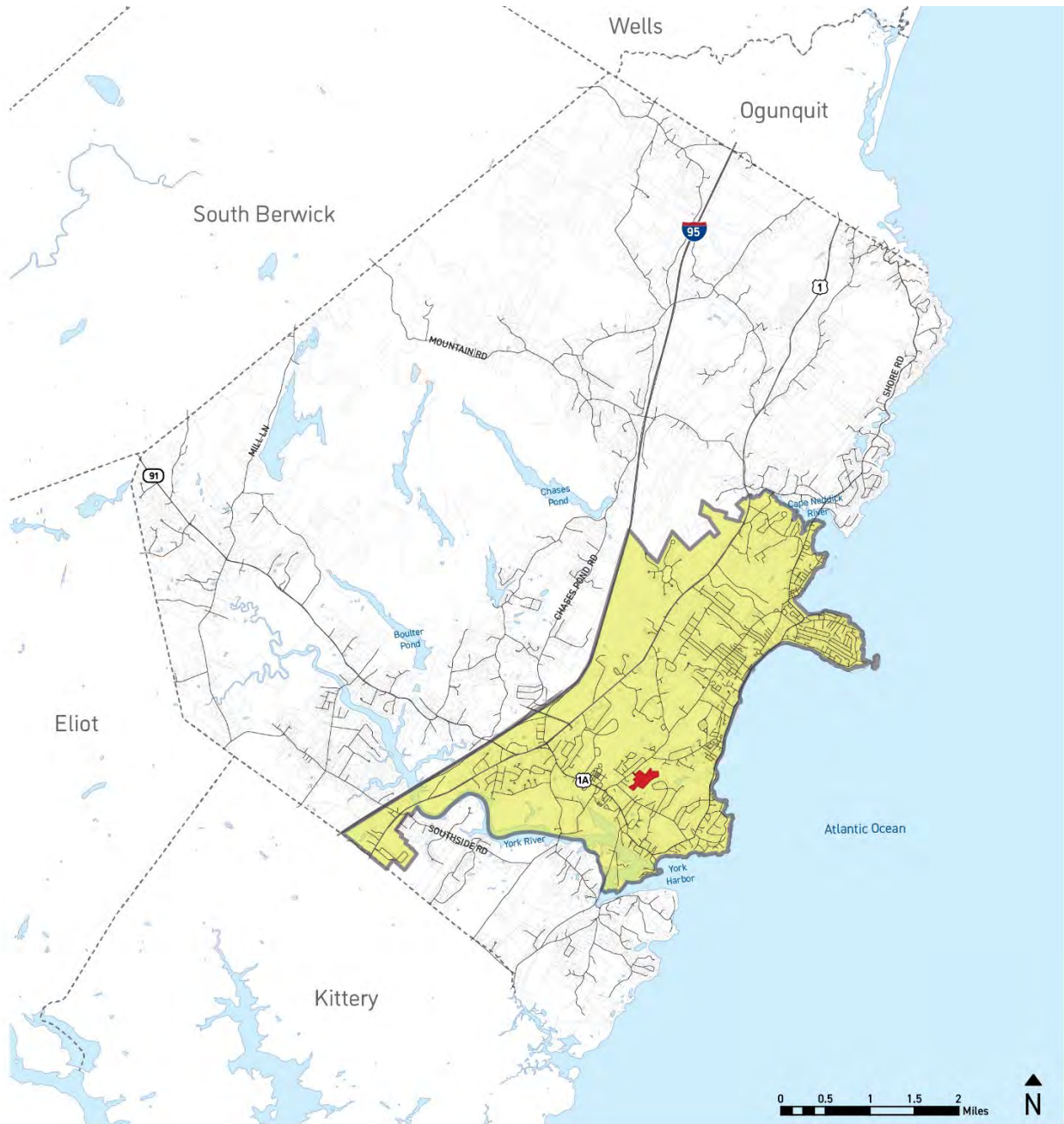
One of the developments in the York Village Elderly Housing Overlay District

The Town also has a Workforce Affordable Housing Overlay District covering much of the town between U.S. Route 1 and the ocean. This overlay allows for higher density and some additional units if a subdivision includes a certain number of below-market affordable homes.¹⁸



¹⁸ This density bonus allowance is also offered to every subdivision application regardless of zone (but not if it compromises any restrictions (buffers, setbacks, and others)).



Figure 3. York Zoning Ordinance Affordable Housing Overlay Districts



Data Sources: Town of York GIS, Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset. Map created by CivicMoxie.

-  Workforce Affordable Housing Overlay District
-  York Village Affordable Elderly Housing Overlay District



All multi-family housing with 10 or more units built in the Workforce Affordable Housing Overlay District must preserve at least 10% of units as workforce affordable housing. Development of affordable housing is less restrictive in this district because only a minimum of 3,000 square feet per new affordable rental unit is required, and it can be less if a pre-existing building is being converted to workforce housing within the same building footprint. A minimum of 8,000 square feet is required for new owner-occupied affordable units. An additional incentive is that for each 10 units of newly constructed workforce housing, a portion of the projects may be developed for a supplemental use, such as a community center, convenience store, or coffee shop, that is permitted by the base zoning.

ADUs

The Town of York also allows for the long-term rental (12 months or more) of 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.

Open Space Conservation Subdivisions

In a residential open space conservation subdivision development that consists of 10 or more dwelling units, 10% of the total number of dwelling units must be workforce affordable housing. A density bonus of 20% is allowed if at least 25% of the proposed dwelling units are workforce affordable housing. Proposed residential subdivisions that are not created through exemptions in the State Subdivision Law are required to be designed as open space conservation residential development when the proposed subdivision contains a private or public road that provides access to the lots/dwellings, when the lot abuts conservation land or land that can't be developed that is 10 acres or greater, and when the lot to be subdivided is partially or fully within the Cape Neddick or York River watersheds (York Zoning Ordinance 7.6.1 and 7.6.4.C).

What the Community Said

The summary of community feedback below represents the common themes heard during public meetings and events, as well as through other forms of outreach. When information is provided from the Fall 2021 Comprehensive Plan Community Survey¹⁹ results, this is specifically noted with the percentage of respondents who replied in this way.

- There is interest in improving housing diversity by providing a variety of housing types
 - About 63% of survey respondents did not think York's existing housing supply adequately accommodates people of all ages and income levels.

¹⁹ There were 1163 responses to the survey. Not every question had a 100% response rate; the number of responses for questions listed below are noted.



- Many participants at engagement events commented on the need for allowing or supporting more housing diversity in type and costs in town. Specifically mentioned were a desire for more affordable low-income and workforce housing. Affordable housing for older adults was a common request for future housing in York.
- Participants expressed a desire for more choices for smaller housing units for older adults who wish to downsize and an interest in ensuring that there are entry-level homes in the community to attract young families. There was also a desire for mixed-income or multigenerational housing.
- Concerns were also expressed about the lack of housing for the service workers and York labor force that are essential for the businesses, services, and amenities that residents enjoy.
- York employers spoke of their challenges with attracting talent. York Hospital struggles to fill vacant positions because of local housing costs and businesses that are the core of York's tourism economy face challenges housing seasonal workers. Some hotels and resorts have provided their own seasonal worker housing.
- Some participants in meetings suggested allowing smaller lot sizes to accommodate smaller homes and to encourage housing construction that better fits the character of the villages and existing built-out areas of the town.
- Many seasonal homes are not utilized year-round, which caused concern about the impact on housing availability in town as well as the social fabric of the community.
- Questions were asked about how to regulated short-term rentals and concerns expressed about the effect these rentals have on housing availability and prices.

Key Takeaways

York is an Older Community

Even in the absence of any significant population growth, the housing needs of York's aging population will change and corresponding changes in housing policy will be needed to accommodate older adults in town. Approximately 27% of York residents are age 65 and older. In 2019, poverty rates were highest among adults aged 65 and older (6.7% of the population)²⁰ which constitutes a large and growing proportion of the population that will need access to affordable housing. The largest percentage increases in York's population are projected to be those age 60 and over. Projections indicate a growth from 4646 residents in 2019 to 6672 residents in 2031.²¹ York's current housing stock will not meet the needs and desires of many of the town's aging population.

²⁰ 2019 Five-year American Community Survey U.S. Census.

²¹ U.S. Census American Community Survey and Levine Planning Strategies (see Population and Demographics section for details).



A Goal of 10% Affordable New Housing Stock

The state requires that each community in Maine seek to address the problem of housing affordability. Maine State Law (Title 30-A MRSA 326, (3-A) (G)) states that "The municipality or multimunicipal region shall seek to achieve a level of at least 10% of new residential development, based on a five-year historical average of residential development in the municipality or multimunicipal region, that meets the definition of affordable housing." York's amended 1999 Comprehensive Plan included this 10% goal for affordable housing. The Town has fallen short of its goal. Affordable housing is needed for York's current population and York's work force. Approximately 27% of York households have a household income of less than \$50,000 and approximately 40% of York households have a household income less than \$74,999 (2019). A household needs either a substantial down payment or to have an income of \$132,565 to purchase a home at the median price of \$520,000.

There is also a high percentage of "housing cost-burdened" households (households that spend 30% or more of their income on housing-related expenses. This concept is different from the concept of area median income, in that even higher-income households can be housing cost-burdened if they buy or rent beyond their means – or if they have savings but their income is relatively low. In 2019, 44.9% of renters and 22.9% of homeowners were housing cost-burdened.

Housing is linked to the economy and York, like every other coastal town in Maine, suffers from a labor shortage. The lack of affordable housing contributes to the town's labor shortage. The average wages for healthcare workers, teachers, policemen, fire fighters, grocery workers, restaurant staff, Town staff, and all service workers for the maintenance and improvement of homes generally make it impossible to live in York. This issue already has adverse impacts on the quality of life in York and is getting worse. The cost of doing nothing is great. New housing will be built; York will grow with or without Town influence and Comprehensive Plan strategies.

Smaller Housing Units are Needed

In general, if desired, it appears that regulations could be modified to address local concerns about community character and natural resource protection, while still permitting more economically feasible housing choices. For example, many multi-family housing units must be at least 600 square feet in size – however, a new state law permits "Tiny Homes" in every community. Removing that minimum size could increase housing variety in the town.

Local codes could also permit smaller units to be combined such that a multifamily dwelling looks like a single-family home rather than an apartment building. As one of the parts of the state that is continuing to see some residential growth, York could leverage that growth using more tools such as the Workforce Affordable Housing Overlay District.



Neighborhood Zoning Assessment

Housing development occurs in all different ways. Some projects contain many units on larger tracts of land and other housing is built parcel-by-parcel on vacant infill lots. There are many such small lots within York's 2006 Growth Area (see Appendix A10: Existing Land Use Current Conditions).

A zoning assessment of all neighborhoods within the Growth Area could determine how many lots are non-conforming to current zoning. Why is this important? Changes in zoning over the decades may have left many of these small infill lots non-conforming to existing zoning, making development challenging and potentially expensive, as well as insensitive to current neighborhood fabric and scale. Reducing allowable density, increasing setbacks and parking requirements, and enlarging minimum lot sizes are just some of the zoning changes that limit owner choices over time and create new development that is not compliant with current neighborhood character. The City of Montpelier conducted a zoning assessment using a VISTA volunteer and found wide-spread non-conformance of existing lots with some neighborhoods having between 60-100% non-conformance with the current zoning. This means a new house or development would not conform with what residents love about their community. By changing zoning to reach the target of 90% conformance for lot size and density for zoning, Montpelier is able to incentivize "invisible infill" – new housing construction that fits the characteristics of neighborhoods.

Short Sands Road Area

When asked about what the Town should consider doing with the Short Sands Road area, where the Town has invested in infrastructure improvements, about 65% of survey of the Comprehensive Plan respondents thought it should be developed and about 55% thought housing should be allowed. There seems to be community interest for a mix of uses in this area as approximately 61% thought retail/dining should be allowed. In addition, 37% thought this area should be restricted to recreational use (971 total responses to these questions).

A community charrette and further visioning exercises could yield a plan for the area that provides housing types that are in short supply in York, including smaller, more affordable units for older adults that are part of a walkable community, connected to services, recreation, and activities.

Increased Town Support for Affordable and Workforce Housing

The market is the most effective arbiter of balance between housing supply and demand. If the Town takes no action regarding housing policy or housing supply, existing land use regulations and current financial and market systems will perpetuate current housing production and redevelopment. Concerns about lack of affordability, tear-downs, larger new



homes, the mismatch between current housing supply and need, etc., will remain just that—concerns. There are a host of tools and policies that towns have used to affordable housing production in addition to land use regulations, including allocating land held for tax lien foreclosures to affordable housing; establishing funds dedicated for affordable housing, and; allocating real estate transfer taxes for affordable housing funds, to name a few.

Housing Resilience

Climate change impacts, such as sea level rise and increasing storm frequency and intensity, will affect the way housing is developed in York.²² There is a strong allure to building a home directly on the ocean; however, increasingly frequent events are likely to damage homes in sensitive locations. In addition, sea level rise and storm surge will likely create transportation disruptions and block certain roads and perhaps entire neighborhoods in the future. Raising the first-floor level, providing floors and walls on lower levels that can be flooded without significant damage, and even requiring homes be constructed further back from the coast all will be prudent strategies to consider for future home rebuilds and new construction.

Increased Collaboration and Regional Efforts

Efforts to create more affordable housing in York would benefit from the establishment of a Housing Committee. The Committee could actively address the range of housing costs and types needed in York and would inform affordable/workforce housing policies and identify funding sources for housing production. The Committee would also support land use policies that allow and encourage a range of housing types for York's residents. This committee could be part of a regional affordable housing coalition. Composition would include Planning Board and Selectboard members, YHA, YCSA, and others.

²² The Town's 2021-22 climate planning efforts point to a number of coming housing challenges, including reducing home energy consumption and shifting to non-fossil fuel heating sources and protecting homes and properties from the effects of seal level rise and increased precipitation.



Recreation

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, parks and walking paths in town, 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, pickleball and other pursuits are available at both public and private venues. The preservation and expansion of recreational opportunities for future generations has historically been a priority in York and remains one today. Trends such as changes in population, capacity of Town-owned facilities, and balancing different, sometimes conflicting, uses at these sites will all need to be considered in planning for the future of these resources in York.

This topic includes...

- Existing recreational facilities and programs
- Land and water recreation areas
- Other facilities and partnerships
- Recreation needs and recent/planned improvements
- Climate change impacts
- What the community said
- Key takeaways



Existing Recreational Facilities and Programs

York Parks & Recreation

Many of York's recreational resources are managed by the Town's Parks & Recreation Department, which operates out of the Grant House at Goodrich Park. 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 (Fig. 1). The Department's role in the maintenance of public facilities has increased over time as it has assumed tasks previously performed by the Highway Department, School Department, and private contractors.¹ The Department is also responsible for providing lifeguards at the beaches and services such as weekly water testing in coordination with the Maine Healthy Beaches (MHB) program.

Parks & Recreation Board

The mission of the Parks and Recreation Board is to assist the Parks and Recreation Department in fostering community participation and improving the quality of life for citizens of all ages, by providing safe recreational facilities and programs, leisure time opportunities, and park development that will enhance the health, happiness, and morale of the citizens.²

Mount Agamenticus Conservation Program

The Mount Agamenticus Conservation Program is run through the Parks & Recreation Department and oversees programming, trail management, and conservation efforts at Mount A. From Memorial Day to Indigenous Peoples Day, a Learning Lodge operates on the mountain. Two part-time positions and seasonal employees do the intensive hard labor that is required to remediate trails, protect important natural resources, lead a growing workforce of volunteers, and guide an increasing number of visitors.

Friends of Mount Agamenticus (FOMA)

The Friends of Mount Agamenticus (FOMA) is a 501(c)(3) non-profit volunteer advocacy and stewardship group for the Mount Agamenticus Conservation Program. FOMA describes their role as assisting Program staff in carrying out educational, interpretive, community outreach and public use objectives without compromising the integrity of the region's sensitive ecological habitat.³

¹ *Town of York Comprehensive Plan Update Volume 1*, adopted 1999, as amended through November 6, 2018.

² Parks and Recreation Advisory Board Charter, March 12, 2019, amended August 25, 2020.

³ Friends of Mount Agamenticus, <http://agamenticus.org/foma>



Mount Agamenticus Steering Committee Partners

Working together with community and conservation partners, the Mount Agamenticus Steering Committee Partners develop plans and guidelines for the Mt. A region. Their mission is to protect the region's water quality and wildlife habitat while managing sustainable recreational opportunities for the general public on over 10,000 contiguous acres.

Landowners that make up the Mount Agamenticus Steering Committee include: the Towns of York and South Berwick, York Water District, Maine Dept. of Inland Fisheries and Wildlife, Great Works Regional Land Trust, and York Land Trust. The *Mt. Agamenticus Public Access and Trail Plan* was prepared for the Steering Committee in 2012 to allow the Steering Committee to implement trail and public access development projects while maintaining protection of the area's ecologically significant habitats.⁴

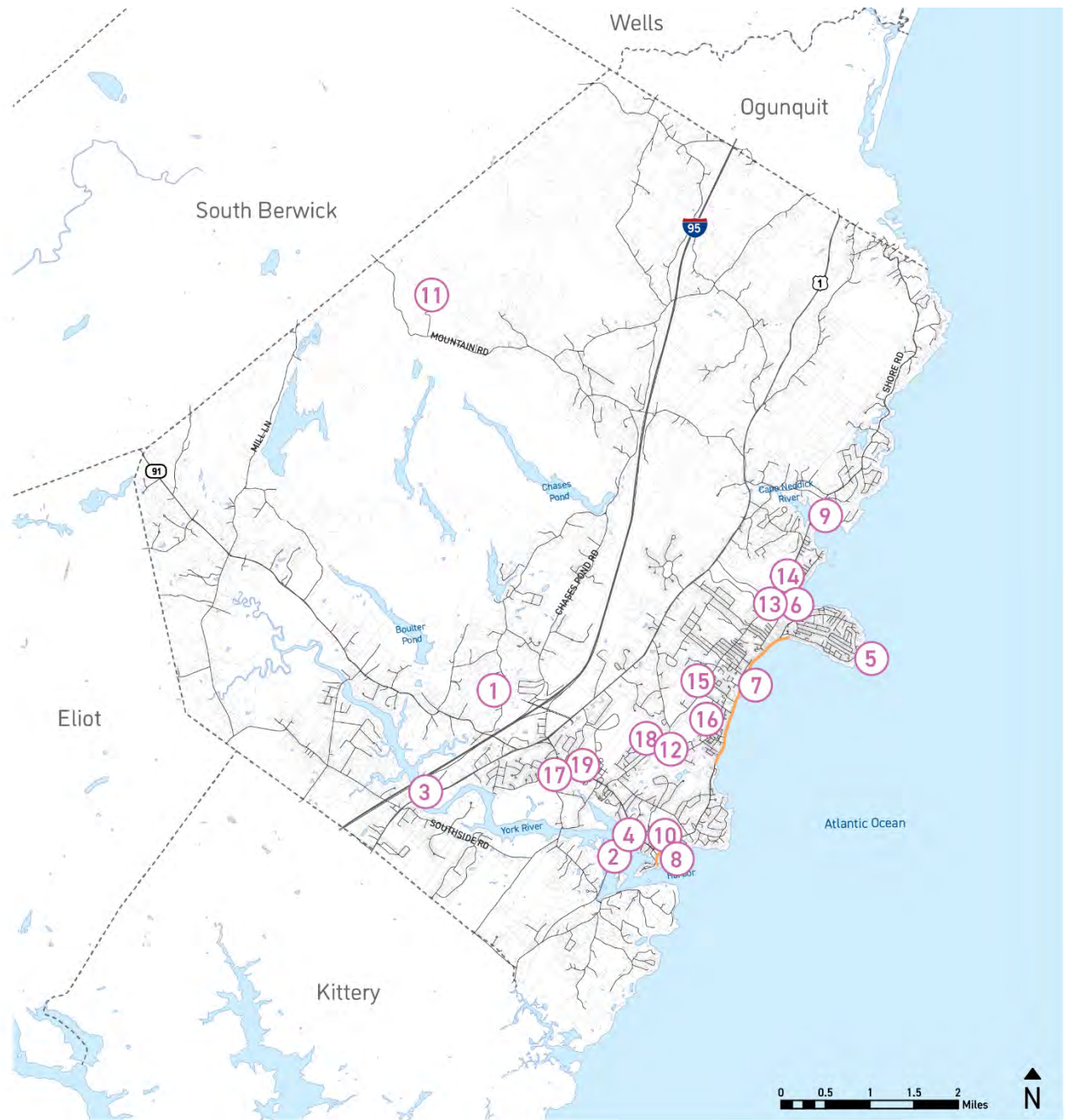


The Learning Lodge at Mt. A

⁴ *Mt Agamenticus Public Access and Trail Plan*, Prepared by SMPDC for the Mt A Steering Committee Partners, 2012.



Figure 1. York Parks & Recreation Facilities



Data Sources: Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.

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



Land and Water Recreation Areas

Bolstered by abundant natural amenities and strong local programming, recreation in York takes many different forms and is a draw for residents and visitors alike.

Water Access

York's four major swimming beaches (Harbor Beach, Long Sands Beach, Short Sands Beach, and Cape Neddick Beach) provide access to the Atlantic Ocean and there are six public boat launches for access to the York River and York Harbor.

Beaches

York is home to four major swimming beaches: Cape Neddick Beach, Short Sands Beach, Long Sands Beach, and York Harbor Beach (Table 1). The Town of York Parks & Recreation Department serves as the steward of York's beaches and has recently implemented changes including additional lifeguard stations and carry-in/carry-out trash policies. Long Sands Beach is a busy tourist attraction from mid-June through Labor Day and gets as many as 3,000 – 5,000 visitors daily.⁵ Historically, the larger Long Sands and Short Sands beaches have attracted more visitors during the summer, while Harbor and Cape Neddick have been used more frequently by residents. However, Town staff have reported that in recent years there has been an increase in non-resident visitation to Cape Neddick Beach due to pay-to-park options offered by private land owners.

Swimming at York's beaches can be impacted by high bacteria counts. The York Parks & Recreation Department performs weekly testing at the beaches in the summer months in coordination with the MHB program. Beach advisories are posted when results obtained from bacteria water quality samples exceed state and federal standards or conditions at a sample site indicate the possible presence of disease-causing organisms.⁶ In 2020, more than 30% of monitoring tests at Cape Neddick Beach indicated bacteria levels above the state's EPA-approved safety threshold, ranking the Cape Neddick Beach as a Category 3 listing (one or more uses may be impaired).⁷ Previous studies have identified that rainfall and runoff appear to be major contributors to bacteria exceedances and have identified particular challenges in the Cape Neddick River watershed from pet and animal waste and failing septic systems.⁸ Precautionary rainfall advisories are posted if a beach receives more than 1.5 inches of rainfall in the past 48 hours, or, at the Cape Neddick Beach, more than one inch in the past 24 hours.⁹

⁵ <https://www.yorkparksandrec.org/attractions/beaches/>

⁶ Town of York Parks & Recreation website, <https://www.yorkparksandrec.org>

⁷ 2018/2020/2022 Integrated Water Quality Monitoring and Assessment Report Appendices, January 19, 2022 https://www.maine.gov/dep/water/monitoring/305b/2022/2018-22_ME_IntegratedRpt-LIST-DRAFT.pdf

⁸ FB Environmental, *Cape Neddick River Watershed Based Management Plan*, 2014.

⁹ UNH, *Site-specific Precautionary Rainfall Advisory Framework for York, Maine Beaches*, April 2015 and coordination with Town of York Parks & Recreation Department.



More information on water quality can be found in Appendix A3: Natural Resources Current Conditions.



York Harbor Beach

Table 1. York Public Beaches

| Beach | Ownership | Associated Facilities & Parking¹⁰ |
|---|---|---|
| <p><i>Long Sands Beach</i></p> <p>1.5 miles of mostly sandy beach with some tide pools and rocky areas. Popular activities include swimming, sunbathing, volleyball, and surfing.</p> | <p>Privately Owned Town owns bathhouse area.</p> | <p>Seasonal public restrooms. Metered parking is available along Long Beach Avenue. Resident permit parking is allowed in metered spaces from Libby’s Campground to Nubble Road. Handicapped parking and access ramps are located near the bathhouse.</p> |
| <p><i>Short Sands Beach and Ellis Park</i></p> <p>0.25 miles long and located within Ellis Park. The Ellis Park trustees schedule free concerts and entertainment in the park through the summer.</p> | <p>Town of York. Gifted to the Town in the 1800s and is managed by a Board of Trustees known as the Ellis Park Committee. While the Committee has oversight, the Town has a shared responsibility to manage and maintain park facilities.</p> | <p>Seasonal public restrooms, lifeguards, metered parking, a playground, basketball courts, large grassy area, gazebo, covered bandstand, and a promenade walkway along beach.</p> |
| <p><i>Harbor Beach</i></p> <p>Located a short walk from Hartley Mason Park and the Cliff Walk path, Harbor Beach is a family-oriented beach with a high local population.</p> | <p>Privately Owned. There is a 2018 Memorandum of Understanding formalizing the relationship with the Town to preserve public access.</p> | <p>Seasonal public restrooms. Limited parking here requires a resident permit parking sticker. Two-hour parking spaces along Route 1A.</p> |
| <p><i>Cape Neddick Beach</i></p> <p>The smallest of York’s beaches, Cape Neddick Beach is located at the mouth of the Cape Neddick River.</p> | <p>Privately owned. Available for public use through a tacit agreement between 3-4 property owners.</p> | <p>No bathroom facilities available. Town staff report that pay-to-park opportunities have increasingly been offered by private land owners in recent years.</p> |

Source: information compiled from Town of York staff and Town website, Parks and Recreation website, Town of York Inventory of Certain Town Properties, Easements, Monuments and Partnerships, January 2, 2019.

¹⁰ Parking meters are in effect from May 15th through October 15th from 8:00 am until 10:00 pm annually. Carry-in/carry-out policies started in 2020; there are no trash receptacles at the beaches.



Surface Water Recreation

York River & Harbor

Both motorized and non-motorized boating activities are allowed on the York River, along with paddle boards, canoes, and kayaks. Flotation devices such as rafts and tubes are prohibited from the river, as are personal watercrafts, such as jet skis. The York River provides excellent fishing for striped bass, bluefish, and flounder (saltwater fishing requires a license and there are size and quantity limits to fish).¹¹ Fishing from bridges is allowed except over the boat channel.

The Town of York's system of moorings and slips in the river provides seasonal sites for nearly 500 boats (315 moorings and 158 boats on docks, slips, or dry storage, as of 2019), the majority of which are recreational in use.¹² These moorings and slips are in high demand with a long wait list through the Town.¹³ Natural constraints limit the number of moorings that can be located in the York River. There are 45 docks on record from the mouth of the York River to the Scotland Bridge area.¹⁴ Existing regulations in the Shoreland Zoning Ordinance and Harbor Ordinance are very restrictive and allow for very limited dock development on the river.¹⁵ More information on docks and marine access can be found in Appendix A4: Marine Resources Current Conditions.

York depends on its harbor located at the mouth of the York River to support its commercial fishing industry and recreational boating. The harbor regularly silts (becomes filled with material from runoff and upriver activities and deposited as sediment) and maintenance dredging is a critical issue to enable its on-going use. Recreational demand in the harbor has created parking and mooring capacity challenges and the use of recreational boats, particularly paddlecraft, has created public safety challenges and conflicts with commercial fishing operations.¹⁶

Cape Neddick River

The Cape Neddick River and the beach at the mouth of the river are used for swimming, boating, fishing and other forms of recreation. Bacteria counts, particularly after rain events, have been a concern for recreational use. The Town, in tandem with the grassroots organization, Cape Neddick River Association, has been working to identify and mitigate

¹¹ York Harbor website, <http://www.yorkharbor.org/discover.html>

¹² GEI Consultants, Inc, *York Harbor & River Capacity Study*, 2019.

¹³ Ibid.

¹⁴ York River Study Committee, *York River Watershed Stewardship Plan*, 2018.

¹⁵ GEI Consultants, Inc, *York Harbor & River Capacity Study*, 2019.

¹⁶ Ibid.



sources of contamination. Key issues being addressed include pet waste, geese deterrents, and regulated septic system pumping and maintenance.¹⁷

Scituate Pond

Located among the York and Kittery Water Districts' ponds, Scituate Pond (41 acres) is one of the few in the area that has remained open to anglers and is frequented for fishing. Parking is very limited. Non-motorized boating, swimming, and fishing are permitted.¹⁸

Lake Carolyn

Lake Carolyn is a 14-acre pond with opportunities for passive recreation. The Town owns the Lake and most of the shore frontage as well as three properties in very close proximity, and the York Land Trust owns two other pieces of land. As identified in a recent property and facilities inventory report, there may be an opportunity for unified planning and management of all these properties.¹⁹

Seabury Gut

Mud flats in this area are popular for recreational clamming.

Public Boat Launches

There are six public boat launches for access to the York River and Harbor (Table 2).

Table 2. Public Boat Launches in the York River and Harbor

| Boat Launch | Launch Type | Associated Facilities |
|-----------------------------|---|---|
| Town Dock 1 | Town dock | Approximately 12 parking spaces restricted to commercial fishermen. Two marked 15 min parking spaces. Portable toilet available. |
| Town Dock 2 | Town dock | Harbormaster's shed is located here. Approximately 40 parking spaces along Harris Island Road. |
| Strawberry Island | Carry-in access for canoes, kayaks, other non-motorized boats during the summer | Launch site located between Town Docks 1 and 2 on Harris Island Road. Approximately 21 parking spaces along Harris Island Road. Dingy/Tender storage is located on the beach. |
| Scotland Bridge Boat Launch | Ramp access for small non-motorized and motorized boats | Gravel, public launch area next to Scotland Bridge, which sits at the upper end of the York River. Limited parking (approximately seven spaces, not delineated). |
| Rices Bridge Boat Ramp | Ramp access for small non-motorized and motorized boats | Narrow ramp allows for limited trailered launching. Located off the U.S. Route 1 York River Bridge almost directly across from the Grant House/Goodrich Park. Limited parking is available along U.S. Route 1 (15-16 spaces, not delineated). |
| Route 103 Kayak Launch | Carry-in access for canoes, kayaks, other paddle craft launching | New walkway and kayak landing installed adjacent to Route 103 in 2018, just 0.1 mile to the north of Strawberry Island. Limited parking (14 permit spaces). |

Source: information compiled from Town of York staff and Town website, Parks and Recreation website, GEI Consultants, Inc, York Harbor & River Capacity Study, 2019, State of Maine Lake Surveys, https://www.maine.gov/ifw/docs/lake-survey-maps/york/scituate_pond.pdf.

¹⁷ Town of York website, Cape Neddick River <https://www.yorkmaine.org/174/Cape-Neddick-River>

¹⁸ State of Maine Lake Surveys, https://www.maine.gov/ifw/docs/lake-survey-maps/york/scituate_pond.pdf.

¹⁹ Town of York, Property and Facilities Inventory, "Lake Carolyn", July 2021.



Town Dock #1

Visual Access

Visual access to the coast is widely available. York also has six waterfront parks that offer public views of the York River, coast and Atlantic Ocean: Hartley Mason Reserve, Sohier Park, Ellis Park, Goodrich Park, Steedman Woods, and Rachel Carson National Wildlife Refuge. Many people view the ocean and tidal waters from public roads, including:²⁰

- Route 1A, which runs along Long Sands and Short Sands beaches, is the most traveled and has a sidewalk for pedestrian views
- Shore Road, which connects York Beach with Ogunquit to the north, follows the coast and has several significant vantage points
- Cider Hill Road (Maine Route 91) and Birch Hill Road have magnificent views of the tidal marshes near the headwaters of the York River.
- The Fishermen's Walk and Cliff Walk are public walkways that begin in Steedman Woods and follow the York River downstream to Harbor Beach and the Hartley Mason Reserve (Fisherman's Walk), and then follow the rocky coastline for 0.5 mile (Cliff Walk). Walkers on this path have spectacular views of the river and ocean.
- From the summit and trails of Mt. A, one can have a broad view of the Atlantic Ocean following the coastline from Cape Porpoise to Portsmouth, with vistas of Boon Island, the Isles of Shoals, Cape Ann and more. From this vantage point one can spot local landmarks such as Cape Neddick Peninsula and inland ponds as well as distant mountains, including the White Mountains and its iconic Mt. Washington. This view is preserved through shrubland management which takes intensive annual labor efforts.

²⁰ List from Town of York Comprehensive Plan Natural Resources Chapter, Adopted 2006 as amended through 2013.



Access Limitations

Public access along the York River and Harbor is limited due to limited numbers of parking spaces, docks, and moorings. In addition, the need to maintain the ecological health of valuable natural resources also places limitations on use. More information on water access points, including a map, can be found in Appendix A4: Marine Resources Current Conditions.



Hartley Mason Reserve

Land and Trails Access

Trails and Paths

Maintained trails in York are located at Mt. A, York Land Trust's preserves, and the lands of Kittery and York Water Districts. There are additional walking paths along the water and in Town (Table 3). A map of York's existing sidewalks, paths, and trails can be found in Appendix A8: Transportation Current Conditions.

Mount Agamenticus Conservation Region

At 692 feet tall with 40 miles of maintained trails, thousands of acres of unfragmented forest, and scenic views, Mount Agamenticus and surrounding lands are a recreational destination for over 50,000 area residents and regional visitors annually.²¹ Trails allow for hiking, mountain biking, skiing, and snowshoeing, with select trails open to equestrians and ATV riders. A regional Steering Committee made up of representatives of the Towns of York and South Berwick, York Water District, Maine Department of Inland Fisheries & Wildlife, Great

²¹ Correspondence with Town of York Parks & Recreation Department

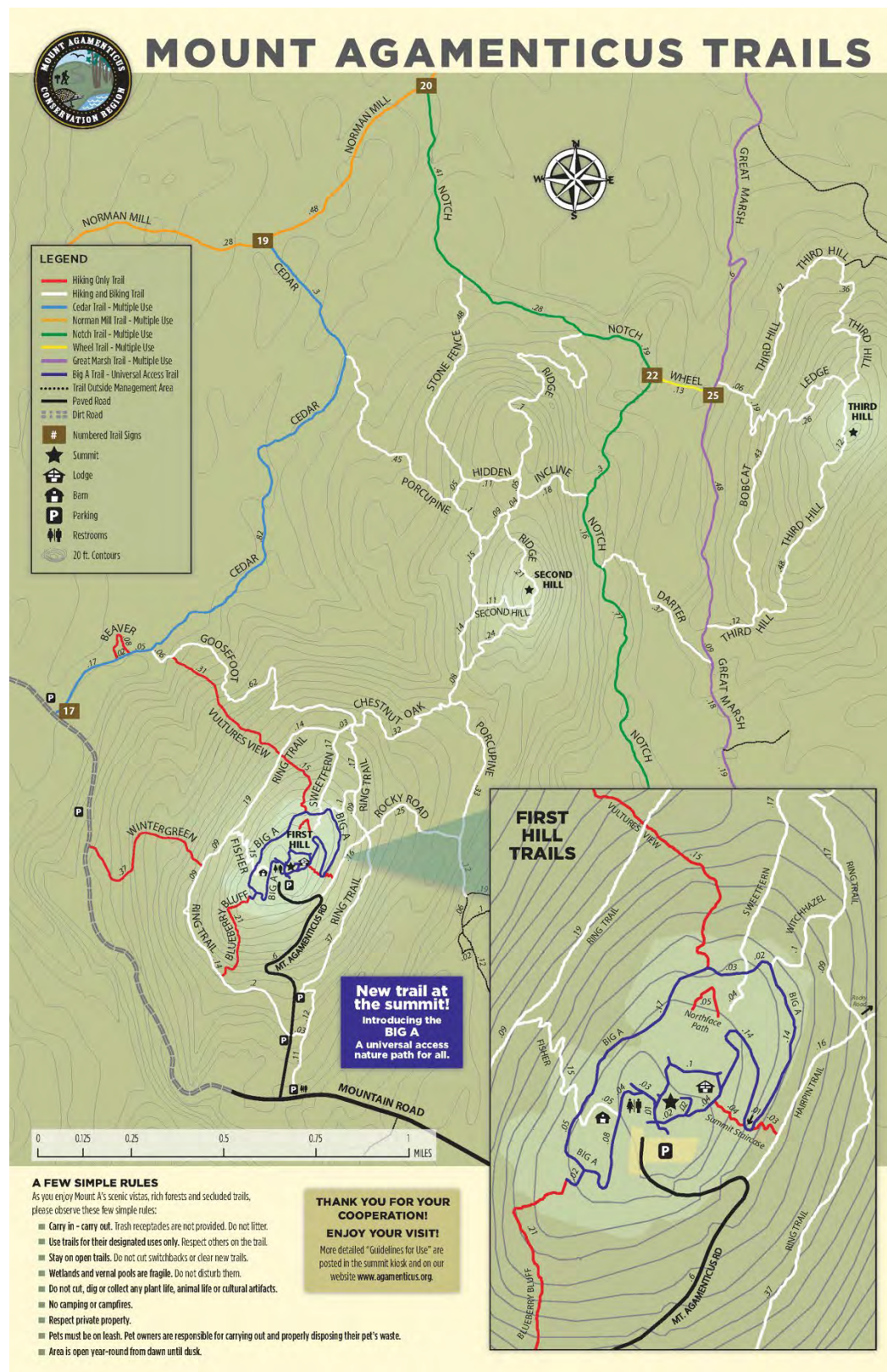


Works Regional Land Trust, and the York Land Trust strives to maintain safe, responsible, and enjoyable public access to trail systems without compromising the integrity of the area’s ecologically significant habitat. The Universal Access Trail (“Big A Trail”) was completed in 2016 and is intended to provide access to this recreational amenity for everyone, including people in wheelchairs and families with strollers, trail runners and birders, toddlers, and seniors. The trail system includes free but limited parking at the summit, base, and at some trail heads. Portable toilets (portalets) provide restroom facilities at the summit and base. Expanded, safe, off-street parking and improved restroom facilities are being added this year through a joint project between the Town and the York Water District. The project, which was granted final site plan approval by the York Planning Board in February 2022 and will now go out to bid for a construction contractor, aims to improve public safety, traffic flow, public restrooms, and parking. Voters approved \$1.2 million to fund the project in July 2020. The Selectboard will determine any future access fee.²²

²² Camille Fine, *Portsmouth Herald*, “York’s Mount Agamenticus parking, facility upgrades approved. Fees to be added, too,” February 28, 2022.



Figure 2. Mount Agamenticus Trail Map



Source: <http://agamenticus.org>



York Land Trust Lands

The York Land Trust (YLT) manages six preserves, as well as the lands around its headquarters, that are open for public access and recreation:

- Highland Land Preserve
- Hilton-Winn Preserve
- McIntire Highlands Preserve
- McFeely Preserve
- Fuller Forest Preserve
- Smelt Brook Preserve
- York Land Trust Headquarters

The YLT generally limits recreational use to existing trails and allows hiking, nature viewing, skiing, and snow shoeing; the YLT does not allow motorized vehicles. Hunting is allowed on many of the Trust's larger preserves with a permit.²³



Trail signs at Highland Farm Preserve

Water District Lands

There are extensive trail networks within the land owned by the York Water District (YWD) and Kittery Water District (KWD) surrounding their water supplies. The water districts allow use of the trails for hiking, biking, and skiing, and by all-terrain vehicles (ATVs) by permit. Use

²³ York Land Trust, <https://yorklandtrust.org/explore/>



is limited to trails only and no recreational uses are allowed on the water supply ponds. Hunting is allowed on the Districts' lands. The Watershed ATV Permit is available and only issued to residents of the towns and areas that are served by the Kittery and York Water Districts. The YWD maintains "Rules of Use" signs that list what is expected on their property and recreational activities are enforced by the YWD's Watershed Patrol Program. The YWD and the York Police Department partnered to train a YWD employee to become a part-time officer and patrol the water district areas. The patrol officer has taken on additional responsibilities to patrol the KWD lands and the greater Mt. A conservation area. The YWD reports that in recent years there has been more passive recreation, fewer ATVs, and the overall number of hunters has declined.²⁴

Cliff Walk + Fisherman's Walk

Fisherman's Walk and the Cliff Walk provide scenic walking trails along the coast. These trails are for pedestrian use only. The Cliff Walk and Fisherman's Walk are made up of a series of easements across private properties. Loss of access to the path along certain properties has shortened the length of the Cliff Walk by about half its former length and reduced access points to the trail. Located directly along the coast, the Cliff Walk and Fisherman's Walk face additional risks from the impacts of sea level rise.



Left: Portion of the Cliff Walk, Right: Sign along the Cliff Walk

Steedman Woods

Steedman Woods is a 17-acre area that includes scenic walking trails along the York River and is owned by the Old York Historical Society. The area includes walking paths on the west end

²⁴ Correspondence with York Water District, Summer 2021.



of Wiggly Bridge and forms the southerly end of Fisherman’s Walk. The Wiggly Bridge and Causeway connect the public paths in Steedman Woods to Fisherman’s Walk.

Village Trails

There are a number of informal trails in York Village that offer opportunities for recreation but could be better utilized. This includes trail networks on land controlled by the First Parish Church, York Housing Authority, and York School Department. Trails that are part of the upcoming Davis Property/McIntire Woods development would become part of this village system. Village connections were identified in the 2017 *Bicycle and Pedestrian Master Plan* as priorities for trail development, particularly those connecting the elementary schools and the high school with the village center. A more connected trail system can support active transportation and recreational use. More information on the locations of these trails can be found in Appendix A8: Transportation Current Conditions.

Table 3. York’s Trails - Ownership & Associated Facilities

| Trails | Ownership | Associated Facilities |
|--------------------------------------|--|--|
| Mt. A (portions within Town of York) | Town of York, with the exception of the road and utility access, and some land at the summit (easements negotiated with YWD). Other ownership entities in York: Maine Dept. of Inland Fisheries and Wildlife, Great Works Regional Land Trust. | Limited parking at the summit, base, and at some trail heads. Portable toilets provide restroom facilities at the summit and base. Upgrades to parking and restroom facilities are underway. Access fee to be determined by the Selectboard. |
| Water District Lands | York Water District (YWD) and Kittery Water District (KWD) | Limited parking. |
| Highland Land Preserve | York Land Trust | Universal access, portable toilet, parking, viewing platform, 7 trails. |
| Hilton-Winn Preserve | York Land Trust | Two trails and a boardwalk through forested wetlands. |
| McIntire Highlands Preserve | York Land Trust | Limited parking. |
| Mcfeely Preserve | York Land Trust | Limited parking. Half-mile loop trail. |
| Fuller Forest Preserve | York Land Trust | Ample parking, more than four miles of trails. |
| Smelt Brook Preserve | York Land Trust | Trail accessible from Scotland Bridge boat launch. |
| York Land Trust Headquarters | York Land Trust | Parking, two lookout points with benches, educational signage |
| Fisherman’s Walk/Cliff Walk | Series of Easements | Parking at Route 103 and Harbor Beach is Permit Parking. |
| Steedman Woods | Old York Historical Society | Parking along Route 103 has been limited primarily to permit parking only. |

Source: Information compiled from Town of York staff and Town website, Parks and Recreation website, Town of York Inventory of Certain Town Properties, Easements, Monuments and Partnerships, January 2, 2019, York Land Trust website <https://yorklandtrust.org/explore>.



Hunting and Fishing

Popular fishing spots in York include Long Sands Beach at high tide, Scituate Pond, several access points along the York River (particularly Sewell’s and Scotland Bridges), Nubble Lighthouse, and the Cape Neddick River.²⁵

Recreational shellfish harvesting of soft-shell clams is allowed in certain areas of the York River, as defined by Maine Department of Marine Resources (see Appendix A4: Marine Resources Current Conditions), on Sundays from December through April. The Town of York administers licenses in accordance with the Town of York Shellfish Ordinance.

Hunting is allowed with a permit at many of the York Land Trust’s larger preserves. Hunting and trapping are allowed at Mt. A as well as on the Kittery/York Water Districts water supply land.

Parks and Open Space

Parks and open spaces in York provide opportunities to recreate near the ocean, athletic fields and facilities, and large community parks, and smaller neighborhood parks.

Table 4. York Parks & Open Space - Ownership and Associated Facilities (continued on next page)

| Parks & Open Space | Ownership | Associated Facilities & Parking |
|--|--|--|
| <i>Goodrich Park</i> Town-owned park that provides shoreline views and passive recreation along the York River. This park is also the location of the Grant House which is home to York’s Parks and Recreation department. | Town of York | There is a large gravel driveway for parking, and a rough walking trail runs along the river behind the house. Public restrooms are available when Town offices located here are open. |
| <i>Hartley Mason Reserve</i> Four-acre seaside park with scenic views. Located adjacent to Harbor Beach, it is crossed by the Cliff Walk. | Privately held property established for perpetual public enjoyment, it is overseen by the Hartley Mason Board of Trustees. | Posted Two-Hour Parking along Route 1A/York Street. |
| <i>Gilman L. Moulton Park</i> Small neighborhood park that includes a large grassy area, a range of tree species, and benches. The park is located across from York’s Art Association and is home to events including ‘Art in the Park’ and Firemen’s Field Day events. | Town of York | Parking is limited. |

²⁵ Chris Hayden, Seacoast Online, “Five Shore-bound Fishing Spots in York,” July 23, 2014, <https://www.seacoastonline.com/article/20140723/NEWS/407230318>



| Parks & Open Space | Ownership | Associated Facilities & Parking |
|--|------------------|---|
| <p><i>Sohier Park</i> Highly-visited park that serves as the gateway to the Nubble Lighthouse, a nationally-recognized attraction. Recreational activities include sightseeing, scuba diving, and fishing.</p> | Town of York | A Welcome Center houses public restrooms and a newly expanded and renovated gift shop. Sales at the gift shop support the upkeep of Sohier Park as well as the Nubble Lighthouse. Parking in the park is free and allows for tour bus and trolley visits as well. |
| <p><i>Bog Road Fields & Benjamin Park Playground</i> Town-owned athletic fields and a playground.</p> | Town of York | Three multipurpose athletic fields, a Little League baseball field, and a playground aimed at 3-12 year olds. Free parking. Portable toilets from spring to fall. |
| <p><i>York Beach Ball field</i> Baseball/softball field and large grassy area, home to annual craft fairs and other events.</p> | Town of York | Baseball/softball field with two fenced dugouts, raised spectator benches and a powered concession stand with refrigerator Permit Parking and some free perimeter parking spaces surround this field with metered parking along Railroad Avenue and across the street, at an adjacent parking lot. Portable toilets available spring to fall. |
| <p><i>York Town Farm</i> The York Community Garden located at the York Town Farm has an estimated seven garden plots, run informally by a resident. There is no formal town process for applying.</p> | Town of York | Seven garden plots. |
| <p><i>Mackey Skate Park</i> On town land but not run by the Town of York. The cost is free. There are two skating areas, one is about 50 feet by 60 feet, and the other is about 50 feet by 75 feet.</p> | Town of York | There are two skating areas and a warming hut. Lights are turned on at dusk. A Dog Park is in the planning stage here. |
| <p><i>Smith Field</i> Located just off Ridge Road near York Beach, this field is home to York's Little League baseball teams.</p> | Privately-owned | Lighted field with two covered dugouts, a powered concession stand, practice pitching enclosure, and large, lighted dirt parking area. York Little League portable toilets located here. |
| <p><i>Wheeler Wildlife Refuge</i> Town-owned wildlife refuge on land donated to help facilitate dredging of York Harbor.</p> | Town of York | None. |
| <p><i>Rachel Carson National Wildlife Reserve</i> National refuge established in cooperation with the State of Maine to protect valuable salt marshes and estuaries.</p> | Federally-owned | Limited parking. |

Source: information compiled from Town of York staff and Town website, Parks and Recreation website, Town of York Inventory of Certain Town Properties, Easements, Monuments and Partnerships, January 2, 2019.



Creation and Management of New Open Space

Municipal Parks Ordinance

In 2021, York voters approved a Municipal Parks Ordinance whose purpose is to define and classify Municipal Parks; establish a public process for designating Town-owned properties as Municipal Parks; determine the specific authority to manage and regulate Municipal Parks, and; ensure compliance with deed and other legal requirements as may be specified for a particular Municipal Park.²⁶ The Ordinance defines a Municipal Park as “any designated Town-owned land to be set aside or used for public purposes for active recreation, passive recreation, education, culture, open space, wildlife habitat or protection of natural beauty.” The Ordinance establishes the following categories for classification of municipal parks: Traffic Islands and Pocket Parks; Neighborhood Parks; Community Parks; Regional Parks; Wildlife Refuges; and Special Use Areas. The Ordinance establishes that all Municipal Parks shall be managed by the York Parks and Recreation Department unless otherwise specified and identifies a public process for designation of Municipal Parks, including public hearing requirements and a town vote. As of 2021, the Town of York has identified eight designated municipal parks (Table 5).



Bog Road Recreation Complex

Table 5. Designated Municipal Parks (2021)

| Name | Classification | Address | Acreege | Number on Map in Fig. 3 |
|---------------------------------|--------------------------------|------------------------------|---------|-------------------------|
| Flower Garden | Traffic Island and Pocket Park | U.S. Route 1 and York Street | N/A | 1 |
| Bog Road Fields | Community Park | 40 Bog Road | 12.52 | 2 |
| Goodrich Park | Community Park | 220 U.S. Route 1 | 15.43 | 3 |
| Gilman-Moulton Park | Neighborhood Park | 393 York Street | 1.56 | 4 |
| Mount Agamenticus | Regional Park | 21 Mount Agamenticus Road | 218.55 | 5 |
| Wheeler Wildlife Refuge | Wildlife Refuge | 9 Harris Island Road | 25.08 | 6 |
| Long Sands Beach Bathhouse Area | Special Use Area | 178 Long Beach Avenue | 0.29 | 7 |
| York Beach Ball Field | Community Park | 18 Railroad Avenue | 2.44 | 8 |

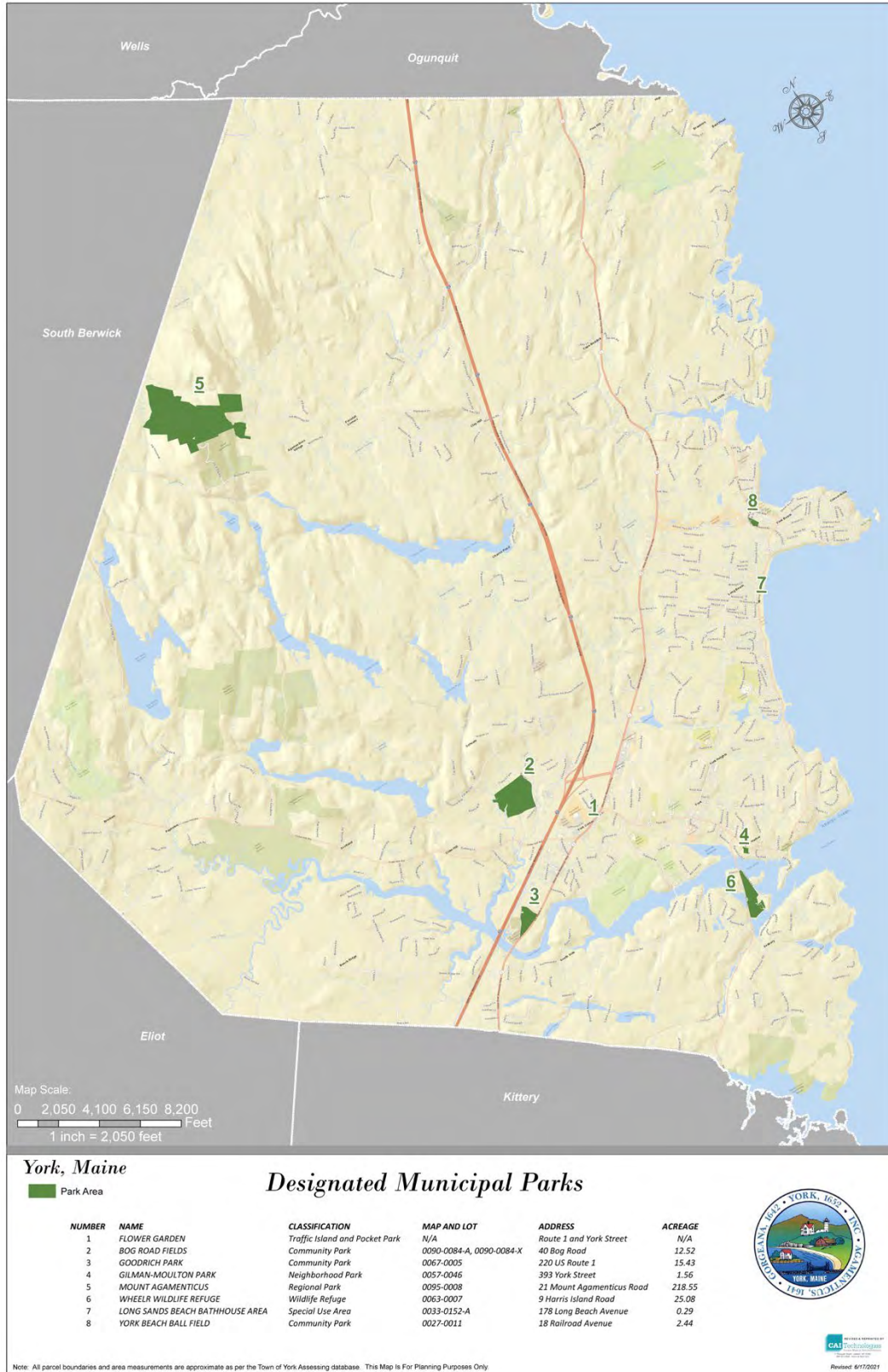
Source: Town of York, Municipal Parks Ordinance, 2021.

²⁶ Town of York, Municipal Parks Ordinance,

<https://www.yorkmaine.org/DocumentCenter/View/5138/Article-2-Municipal-Parks-Ordinance>



Figure 3. Designated Municipal Parks (2021)



Source: Town of York



Current Use Programs

The Open Space Current Use Tax Program is one of the state’s four “current use” programs that offer a reduction in assessed value and taxes owed as an incentive for property owners to register and protect their land as open space. To qualify, the parcel must be preserved or restricted in use to provide a public benefit. Recognized benefits include public recreation, scenic resources, game management, and wildlife habitat.²⁷ A map of York properties enrolled in this program as of 2022 can be found in Appendix A3: Natural Resources Current Conditions.

Open Space Conservation Subdivision

Offering an alternative to conventional residential subdivision design, York’s Open Space Conservation Subdivision design provides incentives to protect important components of the natural and cultural environment while encouraging quality residential neighborhood design. The primary mechanism to accomplish this purpose is the reduction of required individual lot sizes and dimensional standards when conserved open space is provided as part of the site design. This conserved open space must be set aside into a common open space. Eligible public purposes for common open space include (among others) the protection of large tracts of open space, corridor connections, and public access to shoreland.²⁸

Conservation Efforts

There are many organizations and initiatives working to protect and conserve land in York. The Mt. Agamenticus to the Sea Conservation Initiative (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. The York Land Trust (YLT) owns or maintains a number of preserves in York and also works to facilitate preservation of additional land. YLT’s holdings include Public Access Preserves, Limited Access Preserves, and Conservation Easements on privately owned lands. More information on conservation efforts in York can be found in Appendix A3: Natural Resources Current Conditions.

²⁷ State of Maine Revenue Services, Current Land Use Programs, <https://www.maine.gov/revenue/taxes/tax-relief-credits-programs/property-tax-relief-programs/land-use-programs>

²⁸ York Zoning Ordinance, 1.3.12.



Other Facilities & Partnerships

There are a variety of partnerships, shared facilities, and programs that serve the recreational needs of residents and visitors.

Facilities

Center for Active Living

Located in the lower level of the building at 36 Main Street, York's Center for Active Living is run by the Town of York Parks and Recreation Department and provides community members and non-residents age 50 and over with opportunities for socialization, learning, and recreation. The primary space consists of the dining room/kitchen, activity room, and card room. Much of the socialization at the Center is focused around a daily meals program offered Monday through Friday.²⁹

Mount A Learning Lodge

The Learning Lodge is located in the old ski lodge at the summit of Mt. A and now functions as a year round office, event space, and seasonal nature center. Open Memorial Day weekend through Indigenous Peoples' Day weekend, the upstairs portion of the Lodge is staffed by an Outreach and Education Coordinator and volunteer docents. A possible renovation of this building, along with a proposed new welcome center at the base trailhead, is included in the Town's *Five-Year Capital Program*.³⁰

York Public Schools

Through a long-term partnership with the Town school system, the Parks and Recreation Department runs many programs at York's four public schools. However, securing indoor recreational space in York remains a challenge and there is not sufficient capacity to meet demands. According to the 2017 *Recreational Needs Assessment*, scheduling is a particular concern at York High School and indoor gym space is in especially high demand for basketball and volleyball (Table 6).

²⁹ Town of York, 2020-2021 Town Report.

³⁰ Correspondence with Mt. A Conservation Program, December 2021.



Table 6. Recreational Facilities at York Public Schools

| School | Facilities Used for Recreation |
|--------------------------|--|
| Coastal Ridge Elementary | Gymnasium, cafeteria, larger classrooms, two playgrounds with wood chip base, ¼ mile stone dust walking track, three small outdoor basketball hoops, tetherball area, t-ball field, small multipurpose field |
| Village Elementary | Gymnasium, cafeteria, larger classrooms, two playgrounds with wood chip base, regulation baseball field, multipurpose field, small field area. Hosts several of York’s summer programs, including the Junior Adventure Camp, science camp, arts and crafts, and jewelry making. |
| York Middle | Home to Outdoor Adventure Summer camp and other summer camp programs, gym used for basketball and wrestling program, adult daily walking program that is popular among seniors. Small playground, outdoor basketball hoops, softball field, large multipurpose athletic field. |
| York High | Indoor gym space is particularly popular for basketball and volleyball. Classrooms provide meeting space for afterschool activities as well as some independent groups. Five tennis courts (three of the five are multi-use for pickleball and tennis play), cross country course, regulation baseball field, softball field, football field, rubberized track, three multipurpose fields. |

Source: York Parks & Recreation Department website www.yorkparksandrec.org and interviews with Town staff.

Local Programs

Many recreational programs are run through the York Parks & Recreation Department. The Department offers a wide array of programs for both adults and children. The most popular offerings include youth sports, summer camps, adult fitness programs, and older adult services. The Department maintains an online events calendar, which includes tournaments, road races, seasonal and holiday events, concert series, and more. Many programs are run in school facilities.

Most regular programs and special events that the Department operates are paid directly by user fees charged to program participants. The Town has established an enterprise fund to help the Department provide services and manage its budget. A community partnership with York Hospital helps to ensure that Parks & Recreation programs remain accessible to all residents through community scholarships.

Other popular organizations with community programming include York Little league, York Youth Hockey, York Youth Football, York Soccer Club, Seacoast United Sports Center, Agamenticus Yacht Club, and White Pines Programs. York’s schools field multiple competitive teams for fall, winter, and spring sports. Town staff noted an overall trend toward privatization of recreational programming and activities.³¹

³¹ Correspondence with Town of York Parks & Recreation and Mt. A Conservation Program Staff, July 7, 2021.



Partnerships with Neighboring Towns

York Parks & Recreation partners with private entities and neighboring towns for facility use, including the Anchorage Inn for pool access and the Kittery Community Center for seasonal indoor pickleball. Many York residents take advantage of regional recreational facilities, including the Portsmouth Indoor Pool and the Kittery Community Center.

Recreation Needs and Recent/Planned Improvements

Planning for a Growing and Changing population

York's population swells in the summer months and is additionally amplified by thousands of day trippers, dramatically increasing demand for recreational resources in the community. Over the next 15 years, it is likely that York will continue to see slow but continual population growth of both year-round and seasonal residents.³²

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 2019.³³ As the population in York continues to age, the requests and needs for a range of facilities and programs will evolve. More information on population trends can be found in Appendix A1: Population & Demographics Current Conditions.

Recent Planning Efforts

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 facing 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.

As part of engagement done during the 2017 *Recreational Needs Assessment*, a number of spaces were identified by survey respondents as unavailable or not adequate to meet the recreation needs of York. These included:

- Indoor swimming pool (63.4% of survey respondents)
- Indoor walking or jogging track (52.8%)
- Outdoor swimming pool (55.2%)

³² U.S. Census American Community Survey, Southern Maine Planning & Development Commission, and Levine Planning Strategies

³³ 2019 U.S. Census Five-Year American Community Survey



- Indoor recreation space (>40%)
- Indoor weight/fitness areas (49.9%)
- Indoor ice skating (48.5%)
- Indoor multipurpose gyms (48.2%)
- Teen/youth center (46.5%)
- Indoor gyms/athletic courts (43.3%)
- Outdoor Ice skating (46.2%)

Impacts of the COVID-19 Pandemic

Demand for outdoor recreational opportunities in York soared during the COVID-19 pandemic. The York Parks & Recreation Department reports that Mt. A's summit park and trail system saw a dramatic increase in use in 2020 as people sought outdoor spaces where they could be active at a safe social distance. Town staff also report changes in programming interest since the beginning of the pandemic, particularly an increase in interest in non-athletic programming, such as cooking classes.³⁴

Maintenance & Capacity Needs

Trails

With many different uses, histories, habitats, and stewards of trails in York, including the York Parks and Recreation Department, Mt. A Conservation Program, York and Kittery Water Districts, and York Land Trust, maintenance and capacity between trails varies. Public access and management for some trails on Mount Agamenticus is limited by where trails cross public land. Since these areas are not controlled by the Town of York, connections between trails can be difficult to coordinate. Some trails, particularly those of the Water Districts, are open for public use, but in an effort to mitigate harmful watershed impacts from overuse, these trails are not advertised, nor is use encouraged.

York Parks & Recreation and the Mt. A Conservation Program have inherited oversight of some trails with existing maintenance needs. Use of York's trails is increasingly year-round; volunteer and seasonal help is not enough to keep up with demands for year-round staffing and maintenance.³⁵

Visitor user surveys have been used as a feedback tool at Mount Agamenticus since 2000. The most popular responses to a question about improvement needs at the site include clearer directional signage and greater maintenance for rocks/roots. Town staff have noted that particular conflicts on trails include dogs off-leash, pet waste, bikers and hikers leaving the designated trails, cutting of unauthorized trails, reopening of previously closed trail

³⁴ Town of York, 2020-2021 Town Report.

³⁵ Correspondence with Town of York Parks & Recreation and Mt. A Conservation Program Staff, July 7, 2021.



sections, and the need for more outreach, education, and funding for maintenance and enforcement.

Facilities

York already faces capacity challenges and increasing demands for its facilities. With many existing athletic facilities located at York's four schools, scheduling of space is a challenge. Attendance at the Center for Active Living frequently pushes or exceeds safety capacities, and the size of the facility, limited parking, and the small kitchen have all been identified as limitations to its use and prohibitive to expansion of programming.³⁶ The Parks & Recreation Department doesn't operate and program its own facilities and this can be a challenge; the lack of control over space is a limiting factor in offerings.

Staffing

Capacity challenges are not limited to recreational facilities themselves. The York Parks & Recreation Department is responsible for providing recreational programs to York youth and adults and maintaining Town parks, beaches, playing fields, and most public facilities. Its role in the maintenance of Town facilities has increased dramatically over the years. Currently, the Parks & Recreation Department has 10 full-time, year-round employees, five part-time year round employees, and hires approximately 100 seasonal, part-time employees each year, while also working with many recreation instructors and contractors throughout the year. The Department describes securing employees for the work they already have as a challenge. Any improvements, even parking and restroom facilities, will need additional maintenance and staffing. The Department has identified that its most pressing staffing needs are the addition of full-time staff at Mt. A. The Department hopes to make two part-time positions full-time and permanent: a Mount Agamenticus Trails, Grounds, and Facilities Supervisor and an Outreach and Education Coordinator. In addition, there will be a need to hire part-time year-round parking attendants and custodians.³⁷

Parking

Parking is limited in waterfront areas and demand for these spaces far outstrips supply in peak tourist season. Particular challenges have been highlighted in the York Harbor area at Strawberry Island and Scotland Bridge launch sites on many summer days. Lack of availability of resident-only parking, including enforcement of existing resident-only parking areas, are concerns expressed by the community.

Town staff have identified expanded and safe off-street parking and upgraded restroom facilities at Mt. Agamenticus as one of the most urgent recreational needs in York, stating that parking is well over capacity during periods of high use throughout the year and has become a

³⁶ Correspondence with Town Staff

³⁷ FY22 Policy Item Requests, Town of York Parks & Recreation Department and correspondence with Parks & Recreation department, February 2022.



public safety concern. Currently underway, new parking and restroom facility upgrades at Mt. Agamenticus will ease capacity challenges but will also draw more visitors to the mountain.

Capacity of Natural Resources

In York, recreational opportunities are closely tied with the health of natural and marine resources. Capacity limitations, such as parking, inevitably help to limit recreational use of these resources, and perhaps prevent overuse. Increased recreational demand could negatively impact fragile ecosystems and requires consideration of additional visitor management or protection. In addition, the shared use of resources, such as York Harbor, by both recreational and commercial users, can result in conflicts and public safety hazards, particularly the use of recreational paddlecraft in the Harbor. Balancing different, and sometimes conflicting, uses of these resources in the face of increased tourism and population growth was identified as a challenge in the last Comprehensive Plan and still remains a challenge.

Current and Planned Capital Improvements

Two capital improvement projects at Mount A are underway to meet current and expected demands – the Mt. Agamenticus Parking Expansion and Improvement Project, which includes the construction and expansion of both the summit and base parking lots at Mount A, and the Mt. Agamenticus Public Restroom Upgrades, which include construction of public restroom facilities located at both the summit and the base. York voters approved funding for these projects in July 2020. The Selectboard will determine possible future access fees. Town staff report that any improvements, including parking and restroom improvements, will need more maintenance and staff and note the difficulty of securing employees for current needs.

Multiple phases of a historic restoration project of the Cape Neddick Light Station have recently been completed. Funds for the restoration project are generated from the Sohler Park Gift Shop.

Other upcoming potential Parks & Recreation projects listed in the *Draft FY23-FY27 Capital Program* include:

- Maintain Boat Ramp, Boat House, Stair at Nubble Lighthouse
- Mount A Welcome Center/Lodge/Viewing Tower – design
- Renovate 36 Main Street (Center for Active Living)
- Bog Road – Add Pickleball & Basketball Courts
- Bog Road – Septic System and Public Toilets
- Community Center – Design and Location Study
- Cliff Walk Repairs
- Mount A Welcome Center/Lodge/Viewing Tower - construction
- Various vehicle and equipment replacements, maintenance funds



Climate Change Impacts

Climate change impacts will continue to affect York’s recreation resources, maintenance costs, and resident and visitor behavior and needs. Some specific areas of impact include loss of dry beach area, increase in high heat days, and threats to water quality and ecosystems.³⁸

Loss of Dry Beach Area

Analysis conducted for the Maine Climate Council projected future erosion of York County’s beaches under different sea level rise (SLR) scenarios (Table 7). With 1.6 feet of SLR, 42% of the county’s dry beach (above the high tide line) will be at risk of inundation.

Table 7. York County Dry Beach Loss with Sea Level Rise (SLR)

| SLR Scenario | Remaining Dry Beach (Acres) | Lost (Acres) | % Lost |
|--------------|-----------------------------|--------------|--------|
| Existing | 143 | - | - |
| 1.6 feet | 82 | 61 | 42% |
| 3.9 feet | 36 | 107 | 75% |
| 9 feet | 2 | 141 | 99% |

Source: Adapted from Slovinsky (2020, unpublished). Maine Climate Council Scientific and Technical Subcommittee, *Scientific Assessment of Climate Change and Its Effects in Maine*, 131.

Impacts on Water Resources

York’s projected increase in rainfall and more frequent and intense flooding events will create a greater volume of stormwater carrying pollutants such as pet waste, failed septic system runoff, lawn fertilizers, trash, and fuel and oil from cars and boats.³⁹ These pollutants contain high concentrations of nutrients and other harmful substances that, along with shifts in species and rise in bacteria, can harm aquatic life and make water unsafe for swimming, resulting in closures to beaches and other swimming areas.

In 2021, York beaches were under pre-cautionary rain advisory for 19 total days and York Harbor Beach was under contamination advisory for 3 total days. There were no beach closures in York in 2021.⁴⁰ The incidences of closures could increase in the future due to climate change.

³⁸ The impacts listed in this section are taken from the Town of York’s climate change planning efforts of 2021-22.

³⁹ Cities of Portland and South Portland, *Climate Change Vulnerability Assessment*.

⁴⁰ <https://www.maine.gov/dep/water/beaches/beach-status.html>



Harmful algal blooms (HABs) occur when toxin-producing algae grows out of control in fresh or marine water bodies. HABs can cause serious illness and sometimes death in people and animals when they release toxins into the surrounding water or air. HABs in coastal marine waters, commonly referred to as “red tide,” can contaminate shellfish and make them unsafe to eat,⁴¹ impacting fishing activities and water recreation. Climate change is expected to impact the range, frequency, and severity of HABs, as well as increase associated illnesses in people. Among the climate impacts that can promote growth in HABs are higher water and air temperatures and more frequent heavy rainfall that increases the concentration of algae-boosting nutrients like nitrogen in water bodies via stormwater runoff. The State of Maine has indicated that robust monitoring of HABs in freshwater and marine environments and their associated public health impacts should be a priority.⁴²

Impacts on Forests

More extreme precipitation events, less continuous and more variable snowpack, and warmer temperatures are all expected to pose significant threats to trees, forest ecosystems, and forest management in Maine.⁴³ Approximately 60% of the land area in York is covered by forest. Changes in the forest ecosystem will impact key recreation areas such as Mount Agamenticus and trails throughout the Water District lands that are open for public enjoyment.

Overall Summer and Winter Recreation Impacts

Climate change will affect York residents’ ability to enjoy the natural summer recreation amenities the town has to offer. Most notably, SLR and storm surge will erode beaches and dunes, tides will be higher, and the amount of dry beach area will shrink. This means there will be fewer opportunities to use the beaches and more crowding if the same number of visitors have less space and shorter tidal windows. Higher average summer temperatures and more extreme heat days⁴⁴ will also impact residents’ enjoyment of beaches as well as trails and other outdoor recreation areas in York. Further, higher temperatures will result in greater abundance and activity of disease-spreading ticks and mosquitoes, which will have public health implications and generally be of nuisance in wooded recreation areas.

Over the last century, late winter snowpack has changed significantly, decreasing in density and depth. Snowmelt-related runoff is occurring earlier and will continue to do so.⁴⁵ Lake ice-

⁴¹ [MCC-STs. *Scientific Assessment of Climate Change and Its Effects in Maine.*](#)

⁴² [Maine Climate Council. *Maine Won't Wait.*](#)

⁴³ MCC-STs. *Scientific Assessment of Climate Change and Its Effects in Maine.*

⁴⁴ Days that feel like 90 degrees F or above.

⁴⁵ MCC-STs. *Scientific Assessment of Climate Change and Its Effects in Maine.*



out dates, or days when a lake is free of ice, have also increased by an average of 4.5 days per year over the last 75 years, with larger changes occurring in southern Maine.⁴⁶ Warmer temperatures (particularly during March-April), increased winter rain, and associated changes to regional snowpack are all projected to impact winter recreation.

What the Community Said

The summary of community feedback below represents the common themes heard during public meetings and events, as well as other outreach. When information is provided from the Fall 2021 Comprehensive Plan Community Survey⁴⁷ results, this is specifically noted with the percentage of respondents who replied in this way.

- Approximately 77% of survey respondents view recreation as very important to quality of life in York, second only to Natural Resources (90%). Another 19% of respondents view Recreation as somewhat important (1163 responses to this question).
- Approximately 86% of survey respondents said that they make use of York's recreational resources (1011 responses to this question).
- When asked how often they make use of these resources, about 62% of survey respondents said either daily or a few times per week. Less than 1% responded that they use these resources rarely (864 responses to this question).
- Survey respondents said they use the following recreational resources most regularly (864 responses to this question):
 - York's beaches and ocean (91%)
 - Mount Agamenticus trails (60%)
 - Cliff Walk/Fisherman's Walk (54%)
 - The York River and Harbor (52%)
- Approximately 66% of survey participants said they want more community/recreational facilities in York (1009 responses to this question). When asked what they would like to see, the top five responses were (661 responses to this question):
 - Multi-purpose recreational center (53%)
 - Indoor pool (41%)
 - Shared community center (34%)
 - More recreational trails (32%)
 - Dedicated boat launch for river recreation (27%)

⁴⁶ Hodgkins, G.A. The importance of record length in estimating the magnitude of climatic changes: an example using 175 years of lake ice-out dates in New England. *Climatic Change* 119, 705–718 (2013).

<https://doi.org/10.1007/s10584-013-0766-8>

⁴⁷ There were 1163 responses to the survey. Not every question had a 100% response rate; the number of responses for questions listed below are noted.



- In response to this same question, 44% of survey takers under 18 would like to see a skate park in York and 42% would like to see more athletic fields/practice spaces, compared to only 16% and 11% of all survey responses (69 responses to this question from survey takers under age 18).
- When asked about priorities for planning for the York River and Harbor, access for recreational users (such as paddlecraft, recreational boaters, clamming, etc.) ranked third (30% of respondents), behind protection of marine ecosystems and reduction of contamination and runoff from surrounding properties were identified as the top priorities, with (52% and 50%, respectively) (1016 responses to this question).
- Approximately 67% of survey respondents would support the Town purchasing riverfront property to expand recreation access to the York River (1003 responses to this question).
- 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.
- 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.
- Recreational needs that have been expressed in outreach events include an indoor pool, fitness center, affordable gym for seniors, ice skating rink, and more community gathering spaces with flexible areas for programming for varied age groups. There is concern about older adults losing dedicated spaces. Simultaneously, there are members of the community who are concerned about the multigenerational nature of the proposed community center and don't want to lose dedicated senior space (Center for Active Living). There is disagreement about the need for additional facility spaces in York and concern about the potential cost to taxpayers.
- The demand for indoor pickleball space has increased tremendously in recent years.
- 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, many trails in York do not currently connect to each other and are not widely publicized. Opportunity exists to create connections between trail segments and better promote York's systems of trails.
- Conflicts between recreational and commercial users of York's marine resources is a concern.



Key Takeaways

Balancing Uses

Recreational amenities in York are closely tied with natural and marine resources. Increased recreational demand on these resources could negatively impact fragile ecosystems and require additional visitor management or protection. Balancing different and sometimes conflicting uses of these resources in the face of increased tourism and population growth was identified as a challenge in the last Comprehensive Plan and remains a challenge. Possible strategies to mitigate impacts of recreational trails on natural resources include relocating some trails from sensitive areas, controlling public access points, and providing more public education to residents and visitors.

Abundant recreational use of York's water bodies has created conflicts between commercial and recreational users and also presented public safety issues. The Town has expressed the need for stricter management for boats and other paddlecraft and clear rules for both residents and visitors about use of marine resources. Increased Town capacity will be needed for additional management of marine resources. While there is a need for more parking to meet demand, limited parking also serves as method of controlling the number of users at one time. Demand management and resource protection will need to be factored into any increases to public access points or access capacity.

Accommodating Population Changes and Accessibility

Over the next 15 years, it is likely that York will continue to see slow but continual population growth of both year-round and seasonal residents.⁴⁸ On top of seasonal peaks and growing demand, York will need to plan to accommodate increased use of its recreational resources.

In addition, 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 2019.⁴⁹ As the population in York continues to age, the requests and demand for a range of facilities and programs will evolve, and considerations such as accessibility and universal access and range of programming offerings will become increasingly important to meet the needs of the community.

In line with the recent Universal Trail improvements at Mount A, York should continue to think about how to make existing trails more accessible to all York residents and should prioritize

⁴⁸ U.S. Census American Community Survey, Southern Maine Planning & Development Commission, and Levine Planning Strategies

⁴⁹ 2019 U.S. Census Five-Year American Community Survey



universally accessible trails when possible. The Town should consider incorporating Universal Design⁵⁰ principles into all of its capital investments and improvement projects.

Increasing Capacity and Funding

As year-round use of recreational resources and demand for programming increase, the Parks & Recreation staffing and facility capacity does not exist to support prolonged changes. Town staff have expressed the need for care and maintenance of existing recreational trails, through stewardship funds or a recreation maintenance fund for Town-owned properties. This funding might support additional staffing needed to maintain existing facilities and trails.

Sharing Clear and Accurate Information

Expanded use of social media and crowd-sourced websites has increased demand on less well-known recreational sites. The informal sharing of site information, conditions, and access points may be inaccurate or have negative impacts on natural resources. Clear, up-to-date information on recreational sites should be prominently available to help to mitigate some alternative sources of information and mis-information. This should be supplemented by abundant, clear signage on location with QR codes and easy access to maps where applicable.

Completing Trail Connections

Trail connections in York are segmented. Many trails in York are distinctly separate from each other and others cross private property, providing no way to connect segments. No unified public trail map exists. Segmented trails with no unified map include trail systems within Mount Agamenticus, York Land Trust properties, trails on York and Kittery Water Districts' lands, and walking paths along the water and in town. Improved connections that allow users to travel between trail systems could expand recreational opportunities in York and, by allowing connections to trails without a vehicle, could help to ease parking capacity constraints. Any development of additional trails should take into account potential impacts to natural resources and neighbors/abutters and will require coordination with other parties of interest. Adequate funding and staffing for maintenance will be necessary to support any expansion of trails.

Protecting Traditional Access to Private Lands

The last Comprehensive Plan identified an emerging trend in York: public access to the shore across private property was becoming increasingly scarce. This issue is still prevalent and risks exist for further reductions in these pathways that have been used by the public. There continue to be important tracts of open space commonly used for recreation that are not

⁵⁰ Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability, <https://universaldesign.ie/what-is-universal-design/>



publicly-owned or otherwise permanently conserved. A few notable examples are described below:

Beaches

York has four major swimming beaches (Short Sands Beach, Long Sands Beach, Cape Neddick Beach, and Harbor Beach), but the Town only has direct ownership of one (Short Sands Beach). Particularly at Long Sands Beach, the Town has been actively engaged in conversations to acquire land for public ownership.⁵¹ Public versus private rights to the shore in Maine, including ownership of the intertidal zone (stretches of beach between the high and low water marks) are contentious issues statewide, with a lawsuit currently pending at the Cumberland County Superior Court seeking increased public access to private beaches.⁵²

Cliff Walk/Fisherman's Walk

The Cliff Walk and Fisherman's Walk are made up of a series of easements across private properties. The last Comprehensive Plan identified that the Town "should preserve use and access to the entire length of Fisherman's Walk. York's coastal walk is a jewel that few coastal communities enjoy and this pathway warrants preservation."⁵³ Loss of access to the path along certain properties has shortened the length of the Cliff Walk by about half its length and reduced access points to the trail.

York + Kittery Water District Lands

There are more than 5,000 acres of land in York owned by the two Water Districts and this acreage has not been permanently conserved for public use. Efforts should be made to coordinate with the Water Districts on any opportunities to establish permanent protections on these lands and secure them for future public use.

Protecting Water Quality

Bacteria contamination at the beaches, particularly at Cape Neddick Beach, is a threat to quality, safe recreational opportunities. Efforts should be continued around addressing issues of contamination and control of runoff. Public education regarding use of fertilizers and disposal of pet waste should be increased, and additional oversight and testing of private septic systems in this area should be considered.

Adapting to Sea Level Rise and other Climate Change Impacts

Many of York's recreational resources are located along the coast, including its beaches, the Cliff Walk and Fisherman's Walk, and its waterfront parks. Planning for sea level rise and

⁵¹ Bangor Daily News, March 18, 2019. "Town's Hope to Buy Private Beach Highlights Complicated History of Public Access to Maine Coast." <https://bangordailynews.com/2019/03/18/news/towns-hope-to-buy-private-beach-highlights-complicated-history-of-public-access-to-maine-coast/>

⁵² Portsmouth Herald, February 10, 2022, "'Historical Mistake': Beachgoers Suing for Public Access to Maine Coast Want Day in Court." <https://www.seacoastonline.com/story/news/local/2022/02/10/maine-public-access-private-beaches-lawsuit-day-court-awaited/6648314001/>

⁵³ *Town of York Comprehensive Plan Update Volume 1*, adopted 1999, as amended through November 6, 2018.



other impacts of climate change will be an important part of future recreational planning. While there are many impacts to be considered, the loss of dry beach area would have some of the most devastating effects on quality of life, town character, and the visitor economy, which is central to the fiscal health of the town. Reduced water quality in the ocean and the town's lakes and rivers would also have significant negative impacts on recreation. Addressing climate change impacts should be a key consideration for the Town given its reliance on visitors and the coast as a major draw for living and visiting in York.



Transportation

York has well-maintained transportation infrastructure, especially its roads. However, aspects of the transportation system, particularly congestion and parking, experience capacity issues in the summer due to tourism and seasonal population peaks. Decreasing congestion at popular destinations, including York Village and York Beach, and improving pedestrian and bicycle networks have been identified by the Town as opportunities. Some of York's key transportation infrastructure is also likely to be at risk from future climate change impacts, such sea level rise and more severe storms.

This topic includes...

- Transportation context and trends
- Road classifications and access management
- Maintenance and road conditions
- Walking and bicycling networks
- Public transportation
- Traffic volumes and congestion
- Crash data and trends
- Parking conditions
- Climate change impacts
- What the community said
- Key takeaways

Transportation Context and Trends

Summary of Transportation Context

About 40 miles south of Portland and 60 miles north of Boston, York is located along the Interstate 95 corridor, which bisects the town from north to south. As a town of approximately 13,000 year-round residents and a popular summer destination for daytrips and short-term



stays, both local and regional travel are important in the context of York's transportation network. With no rail service and limited bus transit options, travel in and out of York is primarily automobile dependent. Another federal highway, U.S. Route 1, runs parallel to I-95 in York and is a well-traveled route used for both through-traffic and access to local destinations.

Local travel within York is also largely automobile dependent, though efforts have been made in recent years to enhance connectivity of pedestrian and bicycle infrastructure and there is interest by the Town and the York community in continuing to make improvements.

Regional Transportation Planning

The Kittery Area Comprehensive Transportation System (KACTS) is the Metropolitan Planning Organization (MPO) for York, as well as Kittery, Eliot, South Berwick, and Berwick. KACTS is responsible for planning and programming federally funded transportation projects within these municipalities. In addition to project-based planning, the MPO is required by federal law to develop a Long-Range Transportation Plan (LRTP) and a Transportation Improvement Plan (TIP) for the region. The most recent LRTP was developed in 2019 and anticipates transportation needs and investments through 2045.¹ It considers "projected growth in population, employment, and residential and commercial development as the basis for new policies and projects to facilitate all modes of transportation, including roads and highways, rail, public transit, and biking and walking." The LRTP will be updated in 2024. The TIP is a capital improvement program developed every two years in collaboration with the Maine Department of Transportation (MaineDOT) that produces a prioritized list of transportation projects that are submitted for federal, state, and local funding. The most recent TIP is for Fiscal Years 2021-2024.²

The Southern Maine Planning and Development Commission (SMPDC) is the regional planning entity for southern Maine. SMPDC staff support regional transportation committees and groups, including KACTS, as well as assist municipalities in project planning and management.

Travel Characteristics

Population Trends

York's year-round population grew an estimated 2.8% between 2010 and 2019, from 12,720 to 13,070 residents.³ The rate of growth is expected to increase over the next 15 years, with the town estimated to have over 15,400 year-round residents in 2036.⁴ The town's peak summer

¹ https://smpdc.org/vertical/Sites/%7B14E8B741-214C-42E2-BE74-5AA9EE0A3EFD%7D/uploads/KACTS_2019_LRTP_FINAL_05_15_19.pdf.

² https://smpdc.org/vertical/Sites/%7B14E8B741-214C-42E2-BE74-5AA9EE0A3EFD%7D/uploads/Final_KACTS_TIP_2021-2024.pdf.

³ 2010 and 2019 Five-Year American Community Surveys U.S. Census.

⁴ Levine Planning Strategies.



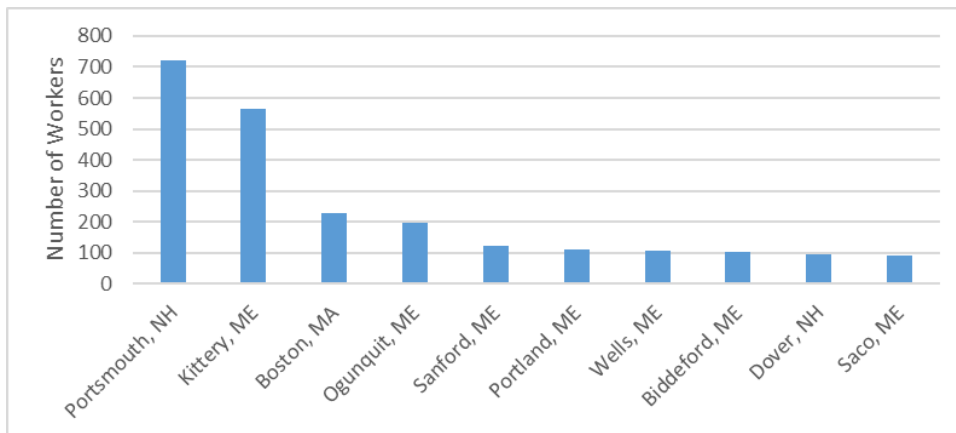
population, which includes seasonal residents and short-term stays, was more than double the year-round population in 2019, estimated at nearly 31,000.⁵ This, too, is expected to grow over the next 15 years. Given these trends, York will likely continue to face seasonal challenges related to a significant influx of transportation network users in the summer. Additional information on anticipated population trends can be found in Appendix A1: Population & Demographics Current Conditions.

Commuting

In 2019, nearly 63% of York residents in the workforce worked outside of York, up from 58% in 2010.⁶ In 2015, Portsmouth and Kittery were the most common out-of-town work destinations (Fig. 1).⁷ As of 2015, 54% of the approximately 5,500 people working in York commuted from outside of town, with Eliot, South Berwick, and Kittery supplying the largest source of York employees (Fig. 2).⁸

The product of so many people commuting in and out of town, on top of increasing year-round and summer populations, is more congestion. Average travel-to-work times for York residents increased by two minutes from 2010 to 2019 (23.7 minutes to 25.7 minutes).⁹ Also contributing to local and regional congestion, the proportion of York commuters driving alone increased by 11% between 2010 and 2019.¹⁰ The proportion of commuters who carpooled, walked, and biked to work declined over the last decade (Fig. 3).

Figure 1. Top Out-of-Town Places of Work for York Residents, 2015



Source: 2015 Five-Year American Community Survey U.S. Census

⁵ Southern Maine Planning and Development Commission.

⁶ 2019 and 2010 Five-Year American Community Surveys U.S. Census.

⁷ 2015 Five-Year American Community Survey U.S. Census.

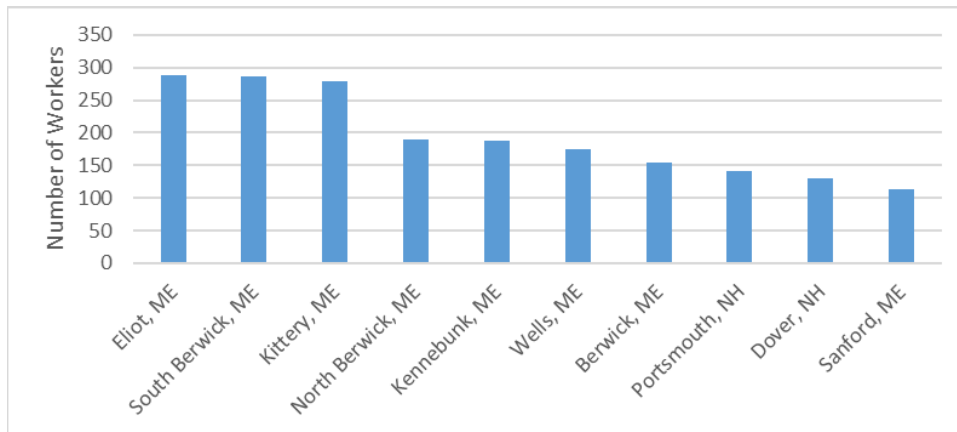
⁸ Ibid.

⁹ 2019 and 2010 Five-Year American Community Surveys U.S. Census.

¹⁰ 2019 Five-Year American Community Survey US Census.

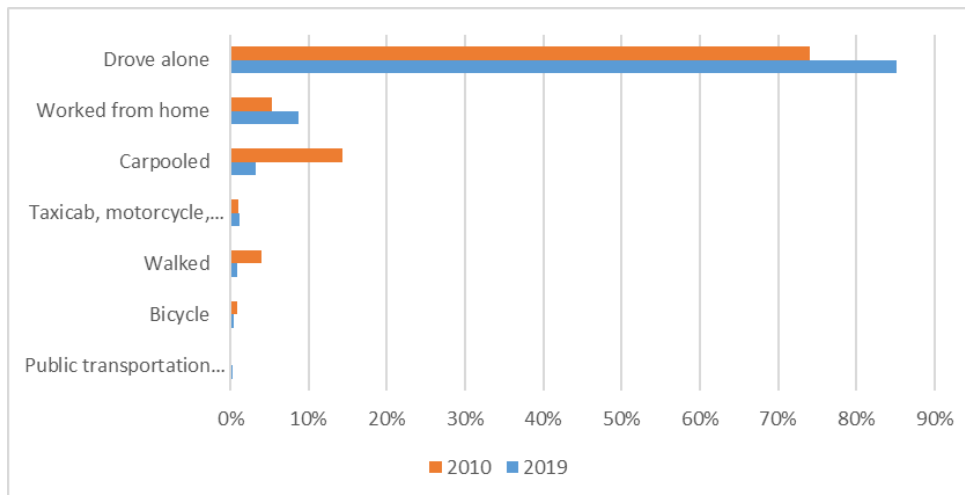


Figure 2. Top Out-of-Town Residences of People Working in York, 2015



Source: 2015 Five-Year American Community Survey U.S. Census

Figure 3. Commute Mode Share for York Residents, 2010 and 2019



Source: 2010 and 2019 Five-Year American Community Surveys U.S. Census

Vehicle Availability

Underscoring the dependence on automobile travel in York, less than 1% of York residents in the workforce lived in a household with no vehicles in 2019, while 12.6% lived in households with one vehicle and 86.6% lived in households with two or more vehicles.¹¹ However, when looking at all households in York, including those without members in the workforce, over 7% of households in York did not have a vehicle in 2019, a higher percentage than both the county and the state.¹²

¹¹ 2019 American Community Survey U.S. Census.

¹² Ibid.



Road Network

Road Classification

York has approximately 250 miles of roads.¹³ Roads are divided into four federal functional classifications, which reflect the service a road provides to the network and its balance between providing access to local land uses versus through-travel (i.e., traveling through York on their way to another destination).¹⁴

- A principal arterial interstate is a continuous route that has trip lengths and volumes indicative of substantial statewide or interstate travel.
- A minor arterial is a continuous route that should be expected to provide for relatively high travel speeds with minimum interference to through movement.
- Collector roads generally serve intra-county travel, rather than statewide. These roads are further divided into *major collector* roads, serving more important regional connections, and *minor collector* roads, which link local roads to the regional roads.
- Local roads are the most common classification and provide access to adjacent land uses and travel over relatively short distances, such as neighborhoods roads.

Using the same classification categories, the Town of York has also completed a local assessment of roadway functional classification, which differs somewhat in its classifications and includes more roads. The Town may seek to have these additional roads reclassified in the federal classification in the future. Roads classified as principal arterial interstates, minor arterials, or collectors by the federal and local classifications are identified in Table 1 and on the maps in Figs. 4 and 5. All other roads in York not identified below are local roads.

Table 1. York Road Classifications

| Category | Federally Classified Road(s) | Locally Classified Road(s) |
|----------------|--|---|
| Interstate | I-95 | I-95, U.S. Route 1 |
| Minor Arterial | U.S. Route 1, Spur Road | Spur Rd, U.S. Route 1A |
| Collector | <i>Major:</i> U.S. Route 1A, Route 91, Route 103, Shore Rd <i>Minor:</i> Long Sands Rd, Ridge Rd, Old Post Rd, Beech Ridge Rd | Route 91, Route 103, Shore Rd, Long Sands Rd, Ridge Rd, Old Post Rd, Beech Ridge Rd, Berwick R, Ogunquit Rd, North Village Rd, Clay Hill Rd, Logging Rd, Pine Hill Rd, Mountain Rd, River Rd/Hutchins Blvd, Chases Pond Rd, Scituate Rd, Broadway, Nubble Rd, Webber Rd, Woodbridge Rd, Organug Rd, Seabury Rd, Brave Boat Harbor Rd, Southside Rd, Birch Hill Rd, Scotland Bridge Rd |

Source: MaineDOT, Town of York.

¹³ Calculated from 2021 Town of York road line GIS data.

¹⁴ <https://www.maine.gov/mdot/csd/docs/roadwayinfo/FederalFunctionalClassificationofHighways.pdf>



Access Management

MaineDOT adopted a set of access management rules in 2002 in response to the enactment of *An Act to Ensure Cost Effective and Safe Highways in the state* by the Legislature in 2000, which addressed arterial capacity, poor drainage, and the high number of driveway-related crashes. The rules regulate sight distance, corner clearance, spacing, width, setbacks, parking, drainage, and mitigation requirements. To obtain a Driveway/Entrance Permit from MaineDOT, any new or changed driveway or entrance on state and state-aid highways located outside the state-designated Urban Compact Area (Fig. 6) must meet specifications described in the rules. MaineDOT's access management rules do not apply within the Town's Urban Compact Area.

The rules are organized into a four-tier system with regulation of driveways and entrances increasing for roads with higher mobility importance and poorer safety records. The following are the designations for the highway network in York:

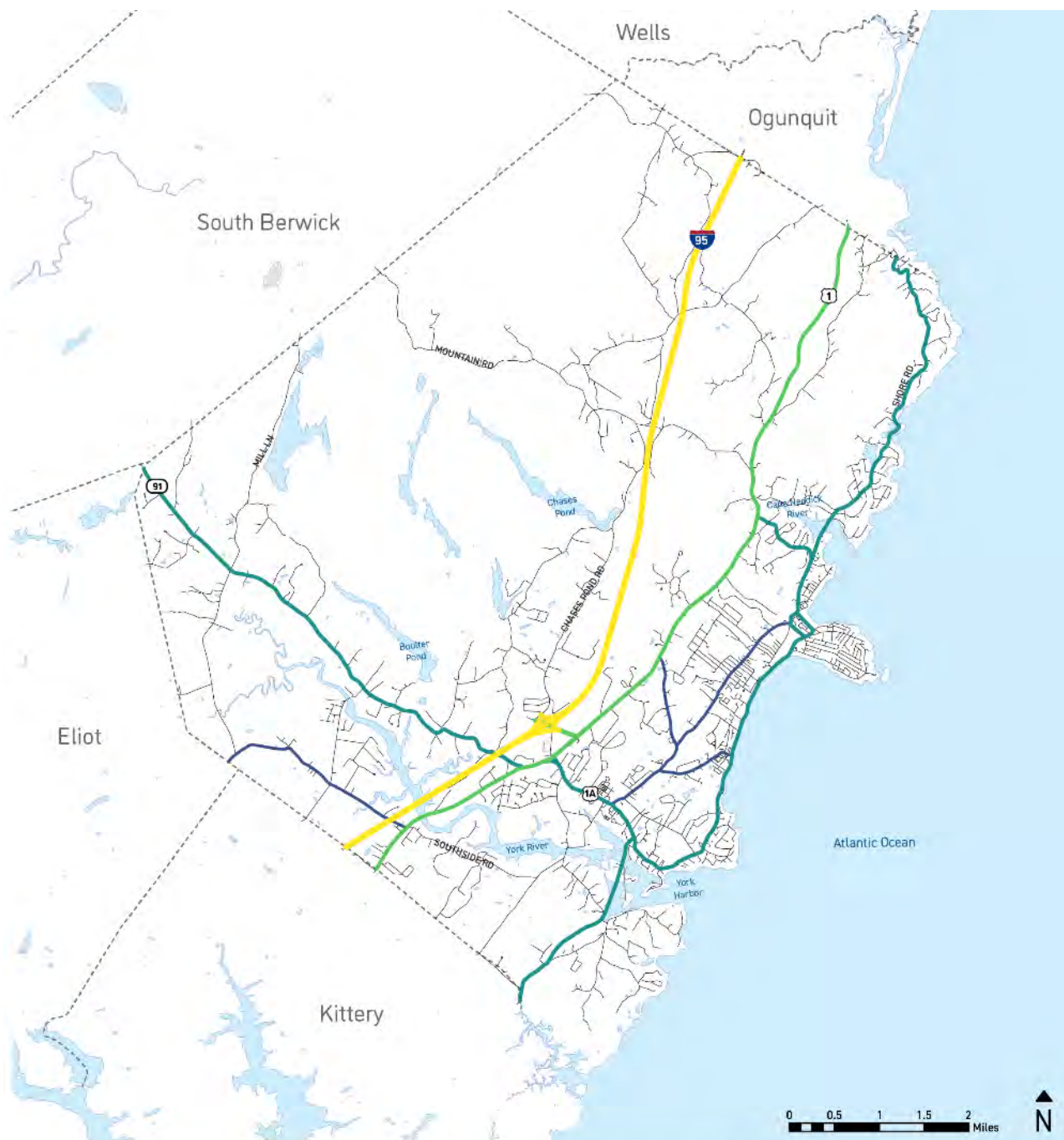
1. Basic Safety Standards apply to all state and state-aid roads (non-Urban Compact portions of U.S. Route 1, Route 1A, Route 91 and Route 103).
2. Major Collector and Arterial Standards provide more detailed design standards for entrances onto major collector and arterial roads. Entrances are defined as accesses that serve 50 or more trips per day.
3. Mobility Corridors connect service centers and/or Urban Compact Areas and carry at least 5,000 vehicles per day along at least 50% of the corridor's length. The two Mobility Corridors in York are both along U.S. Route 1, between York Street and Cape Neddick Road and between Mountain Road and the Ogunquit town line (Fig. 7).
4. Retrograde Arterials are Mobility Corridors where the number of crashes related to a driveway or entrance exceeds the statewide average for arterials with the same posted speed. Both of York's Mobility Corridors have been designated as Retrograde Arterials (Fig. 8).

Full details on MaineDOT's Driveway/Entrance Permit Program and access management rules can be found on MaineDOT's website:

<https://www.maine.gov/mdot/traffic/drivewaypermits/>.



Figure 4. Federal Functional Classification of Roadways

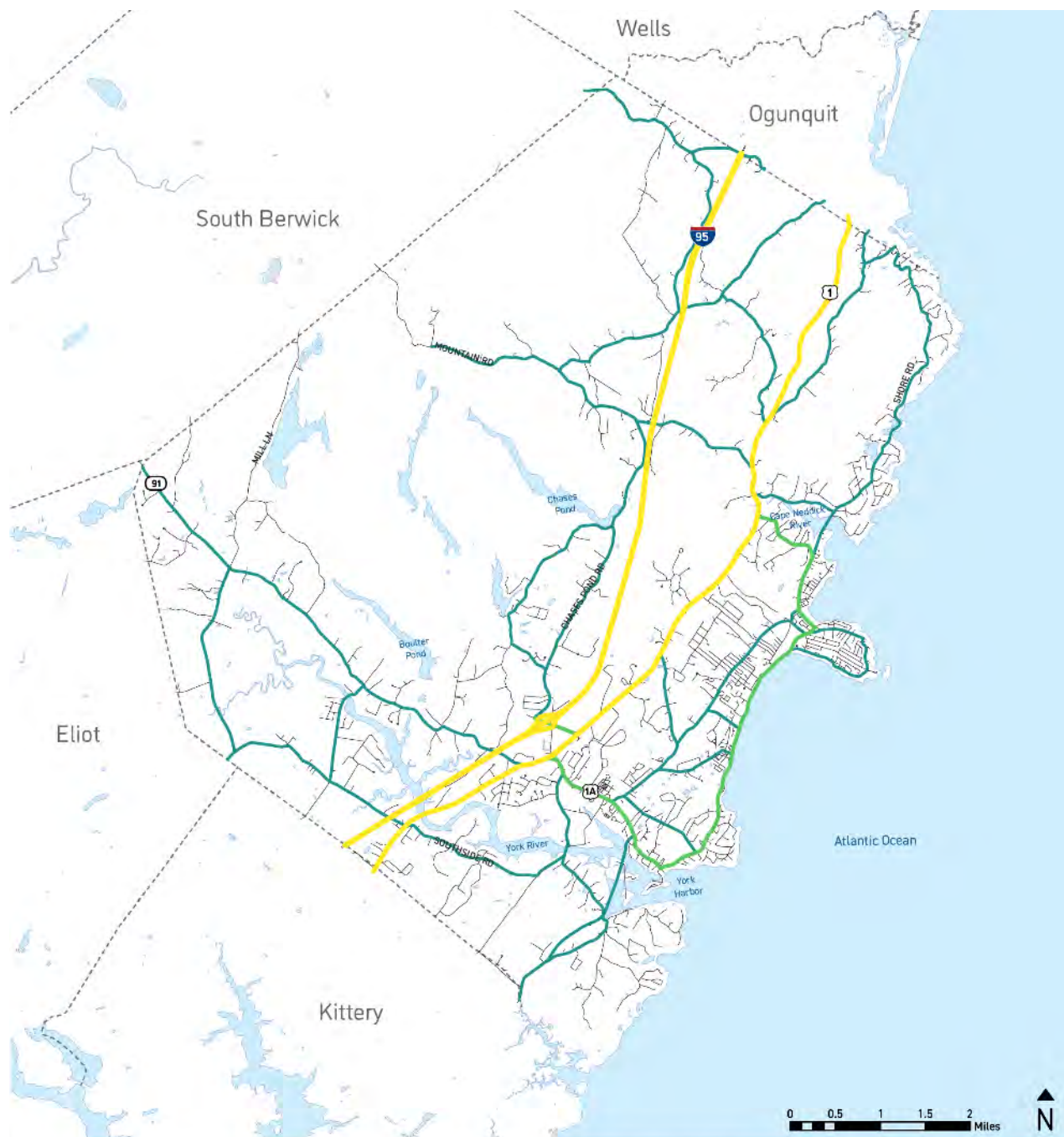


Data Sources: MaineDOT, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.

-  Principal Arterial Interstate
-  Minor Arterial
-  Major Collector
-  Minor Collector
-  Local Road



Figure 5. Local Assessment of Roadway Functional Classification



Data Sources: 2005 York Comprehensive Plan, Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset.
Map created by CivicMoxie.





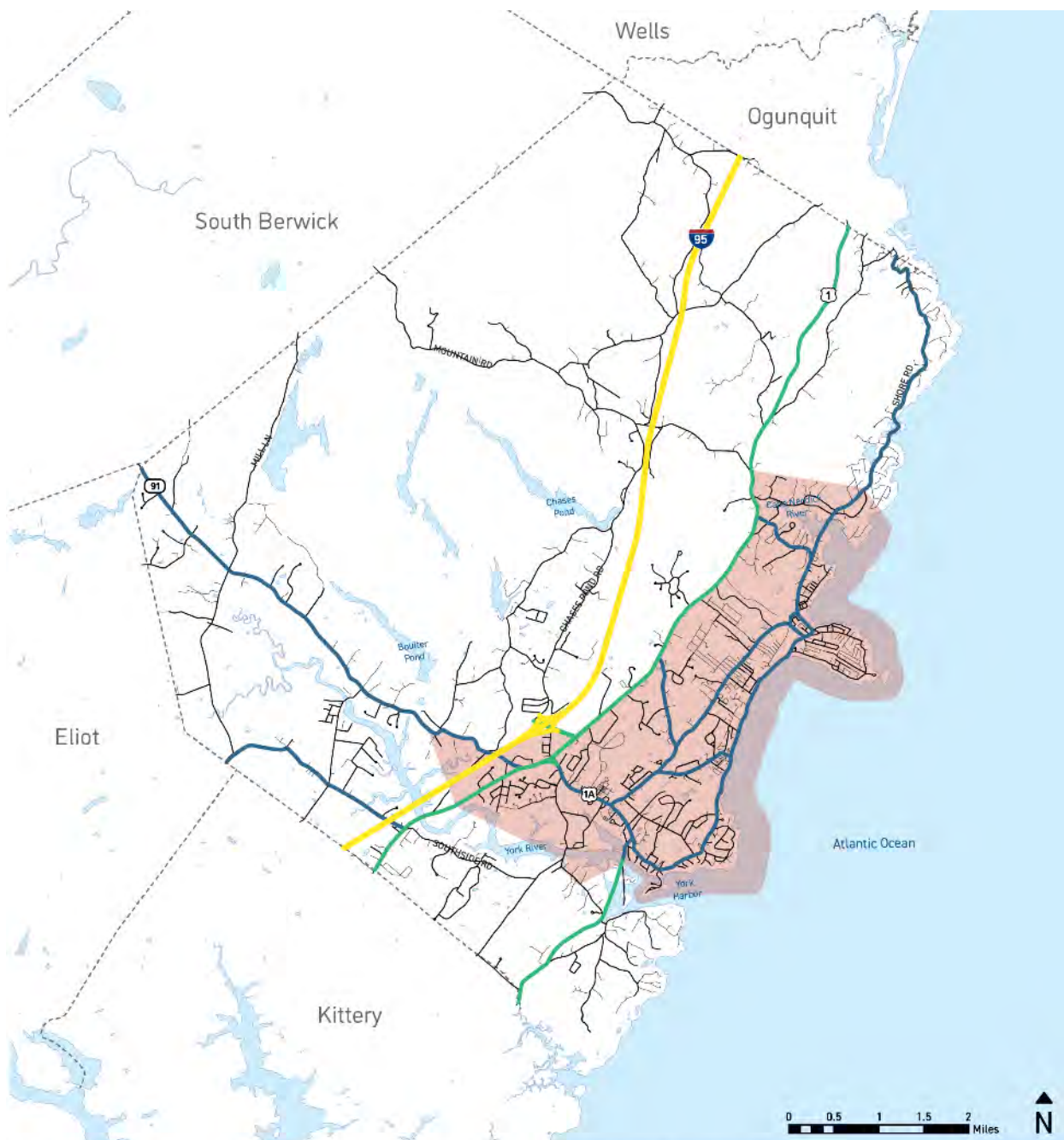
-  Principal Arterial Interstate
-  Minor Arterial
-  Collector
-  Local Road



Figure 6. Roads by Category and Urban Compact Area



Data Sources: 2021 MaineDOT, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.

- Urban Compact Area
- State Aid Highway
- Federal Highway
- State Highway
- Town Road
- Private Road



Figure 7. Mobility Corridors in York



Data Sources: 2019 MaineDOT, Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset. Map created by CivicMoxie.


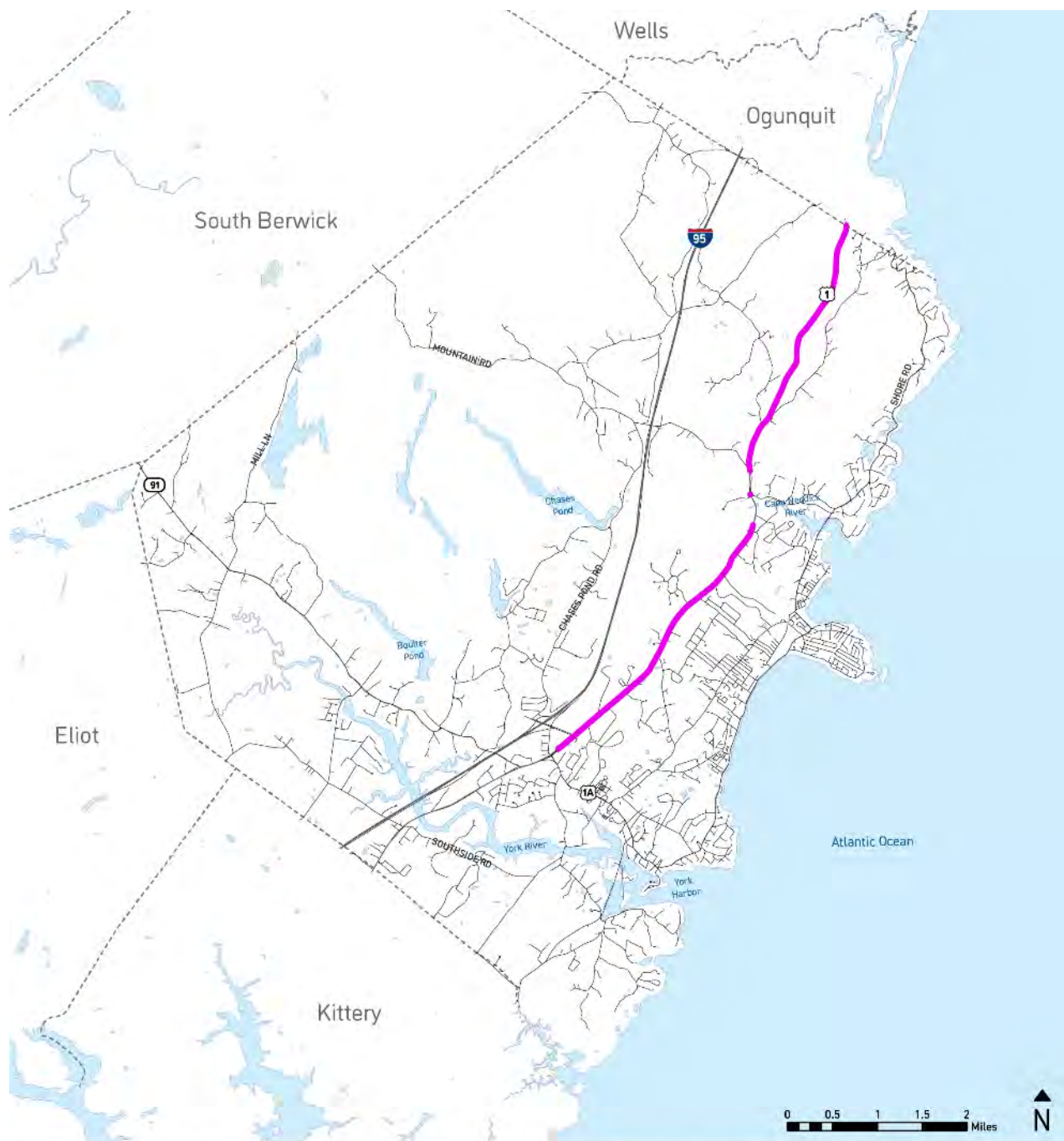

 Mobility Corridors



Figure 8. Retrograde Arterials in York



Data Sources: 2019 MaineDOT, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.

 Retrograde Arterials



Maintenance and Construction

Maintenance Jurisdiction

Based on the road category and location, general maintenance responsibility for roads in York is split between the Town, the state, and private property owners. Within York's Urban Compact Area, the York Department of Public Works maintains all public Town roads and performs most maintenance duties on state and state-aid highways.¹⁵ Outside of the Urban Compact Area, the MaineDOT maintains state highways year-round and state-aid highways in the summer; the Town maintains state-aid highways in the winter and all Town roads year-round.¹⁶ Private roads are maintained by property owners on those roads and I-95 is maintained by the state.

Budget

Through the Department of Public Works, York uses an approach similar to asset management to ensure the long-term management of its roads, bridges, sidewalks, and bicycle facilities.¹⁷ Current funding levels are adequate to maintain existing infrastructure and equipment in good working order, as well as make some updates and expansions. York's budget for transportation capital improvement, including road and sidewalk construction and overlay paving, is approximately \$1 million annually through the Town's annual appropriation process. Additionally, specific major road and sidewalk projects are included as separate bond issues and implemented when approved by the voters. Some examples of recent transportation expenditures include:

- Long Beach seawall and sidewalk replacement: \$1,000,000 (Fiscal Year 2019)
- Street sweeper: \$230,000 (FY19)
- Bell Marsh Road improvements: \$200,000 (FY20)
- Chases Pond Road bridge design: \$150,000 (FY20)
- Hutchins Lane bridge design: \$30,000 (FY21)
- Trackless Sidewalk Tractor: \$160,000 (FY21)
- Chases Pond Road bridge construction: \$1,500,000 (FY22)

¹⁵ <https://www.maine.gov/mdot/csd/docs/roadwayinfo/maintdefsinsideUCAfinalFeb2018.pdf>.

¹⁶ <https://www.maine.gov/mdot/csd/docs/roadwayinfo/RoadClassification.pdf>.

¹⁷ Correspondence with Director of Public Works.



Design and Construction Guidelines

York has established road design standards for public and private roads in its *Site Plan and Subdivision Regulations* (last amended July 22, 2021).¹⁸ Generally, road design standards for public or Town-owned roads support regulation of desired land use patterns. York has established traffic safety standards for the purpose of ensuring that increases in traffic resulting from locally approved development activities are safely accommodated, and that new development is required to provide for transportation improvements required as a result of that development (Zoning Ordinance section 15-A.1). The *Site Plan and Subdivision Regulations* also include some specific standards to mitigate impacts from vehicular access, increase overall safety, and reduce traffic by supporting bicycle and pedestrian amenities and regulating site access, circulation, and congestion.¹⁹

York has not established a policy to discourage dead-ends or require that they accommodate expansion into an existing street network. The *Site Plan and Subdivision Regulations* limit the length of dead-ends by requiring that “a dead-end collector street shall not be longer than 2,000’, and not more than 50 residential units shall be accommodated on a dead-end collector street” (section 9.5.8).

Roadway Conditions

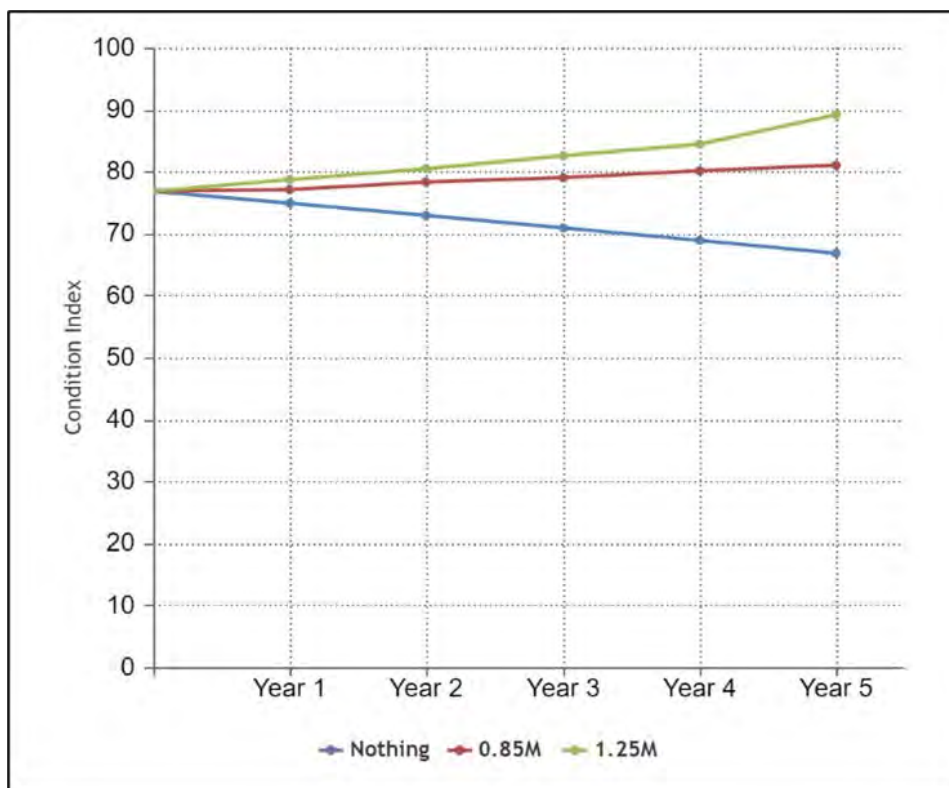
In 2019, StreetScan was contracted by the Town of York to conduct a pavement condition assessment on 125 miles of local and collector roadways and on seven miles of arterial roadways. An analysis of the Pavement Condition Index (PCI), a ranking assessment on the overall health of a pavement segment, estimated that a budget of at least \$850,000 per year was necessary to prevent gradual road deterioration and a growing maintenance backlog. The findings support that the current annual budget of \$1 million is sufficient and will lead to condition improvements over time (Fig. 9).

¹⁸ <https://www.yorkmaine.org/DocumentCenter/View/700/Site-Plan-and-Subdivision-Regulations-PDF?bidId=>

¹⁹ Town of York Site Plan and Subdivision Regulations, adopted 1990, as amended through July 22, 2021.



Figure 9. York Pavement Condition Index Over Time Under 3 Annual Budget Scenarios



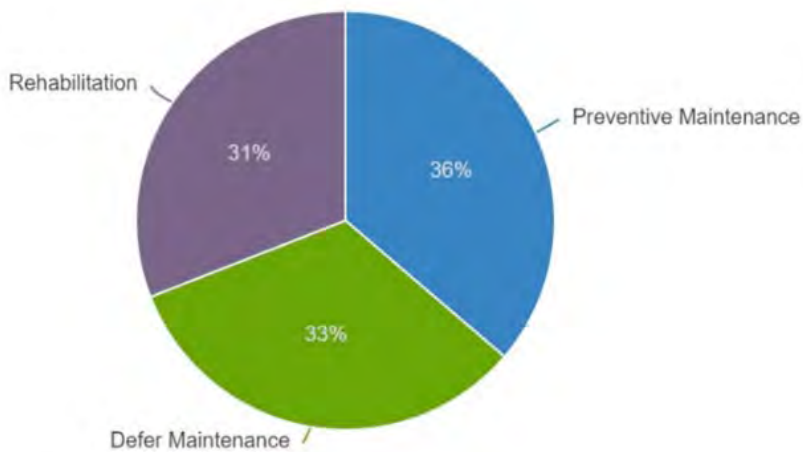
Source: Town of York, StreetScan, Streetlogix.

Following StreetScan’s 2019 pavement condition assessment, the roads within York’s maintenance jurisdiction were divided into one of three suggested maintenance categories (Figs. 10 and 11):

- Rehabilitation
- Preventive Maintenance
- Defer Maintenance

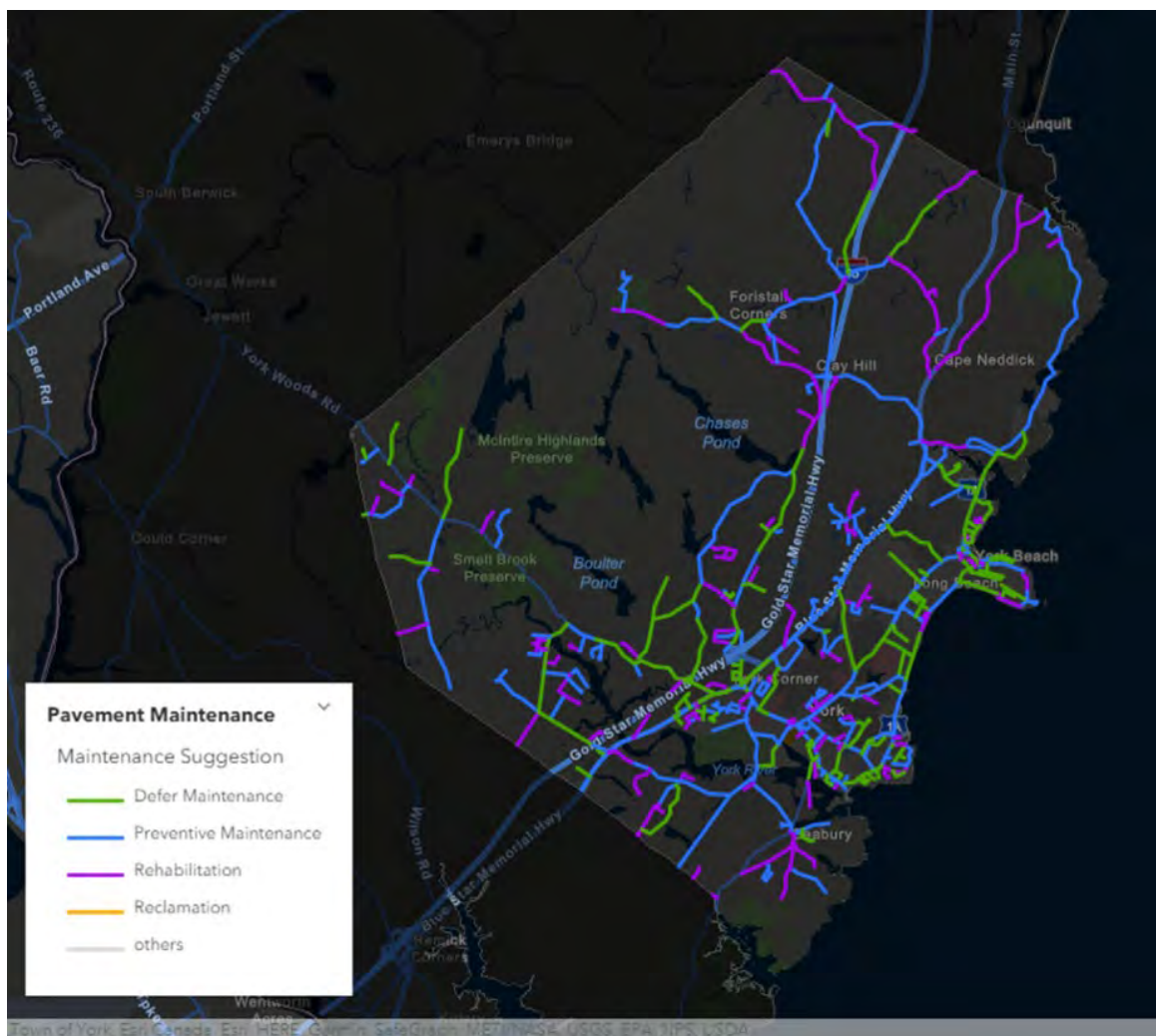


Figure 10. Distribution of Suggested Road Maintenance



Source: Town of York, StreetScan, Streetlogix.

Figure 11. Map of Suggested Road Maintenance



Source: Town of York, StreetScan, Streetlogix.



Bridges

The Maine Bridge Law (23 MRSA, Chapter 9, Subchapter 4-A), effective July 1, 2001, classifies public bridge structures by three categories based on size.

- A Bridge is defined as having a span length of at least 20 feet, in accordance with federal law.
- A Minor Span is defined as having a span length of at least ten feet but less than 20 feet.
- A Culvert has a span less than ten feet or is multiple pipes or other structures with a combined opening of less than 80 square feet in area.

In York, maintenance and capital improvement of all bridge structures on or over I-95 are the responsibility of the Maine Turnpike Authority (MTA). The rest are either the responsibility of the Town or MaineDOT, depending on the type of bridge structure and road (Table 2 and Fig. 12).

Table 2. Responsibilities Relating to Structures Defined in 23 MRSA, Chapter 9, Subchapter 4-A

| | Bridge | | Minor Span | | Culvert | | Low Use Redundant Bridge | |
|----------------------|--------------|--------|--------------|--------|--------------|--------|-----------------------------|--------|
| | Capital Imp. | Maint. | Capital Imp. | Maint. | Capital Imp. | Maint. | Capital Imp. | Maint. |
| State Highway | S | S | S | S | S* | S* | N/A | N/A |
| State Aid | S | S | S | S | S* | S* | N/A | N/A |
| Town Way | S | S | M | M | M | M | 50% S 50% M | M |

M = Municipality responsibility

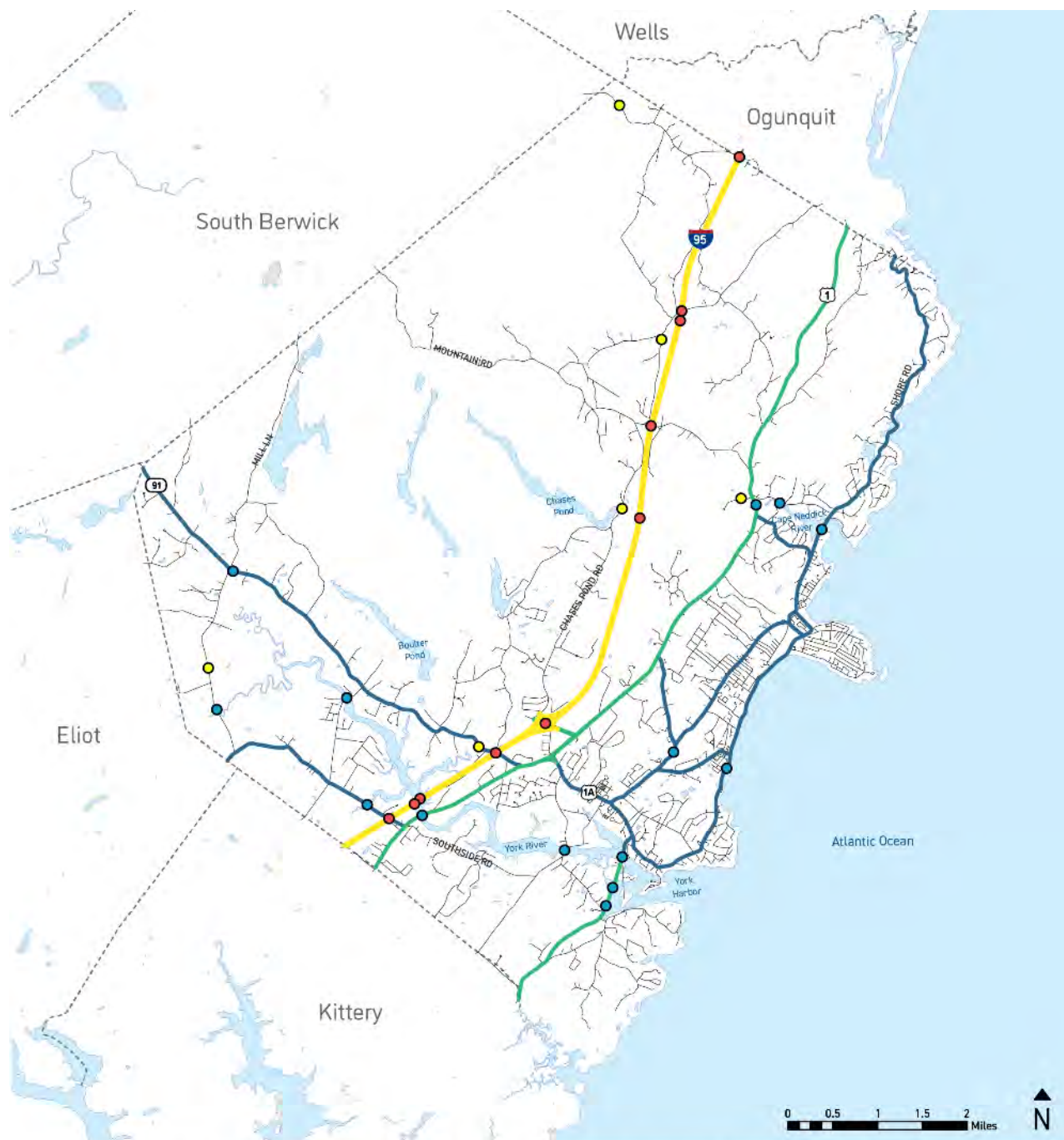
S = State responsibility (MaineDOT)

S* = Municipality responsibility if inside Urban Compact Area

Source: MaineDOT



Figure 12. Maintenance Responsibility of Bridges and Minor Spans in York



Data Sources: MaineDOT, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.

Maintainer

- Town of York
- MaineDOT
- Maine Turnpike Authority
- Federal Highway
- State Highway
- State Aid Highway



MaineDOT inspects all bridges and minor spans on public ways every two years in accordance with the Federal Highway Administration (FHWA) and MaineDOT's Bridge Management Coding Guides. The inspections result in a Federal Sufficiency Rating (FSR) for each bridge, which is calculated by analyzing the condition of each of the bridge's components, such as the deck, the substructure, the superstructure, etc. FSRs are calculated on a scale of 1-100. Generally, if the FSR on a state bridge located on a state or state-aid highway is less than 50, the bridge requires attention and may qualify for federal funding, depending upon the individual condition ratings of the bridge's various components. The lower the FSR, the greater the risk for bridge collapse, with a score of below 20 considered as a risk for imminent failure. According to MaineDOT's most recent data from October 2021, only one bridge in York has an FSR less than 50, a Town-owned minor span on Hutchins Lane over the Cape Neddick River, though with a FSR of 18.4 it is considered a high risk (Table 3 and Fig. 13).

Funds have been appropriated by the Town of York for preliminary design for a potential replacement for the minor span on Chases Pond Road over Chases Stream (FSR 61).²⁰

²⁰ Email communication with Dean Lessard, November 5, 2021.



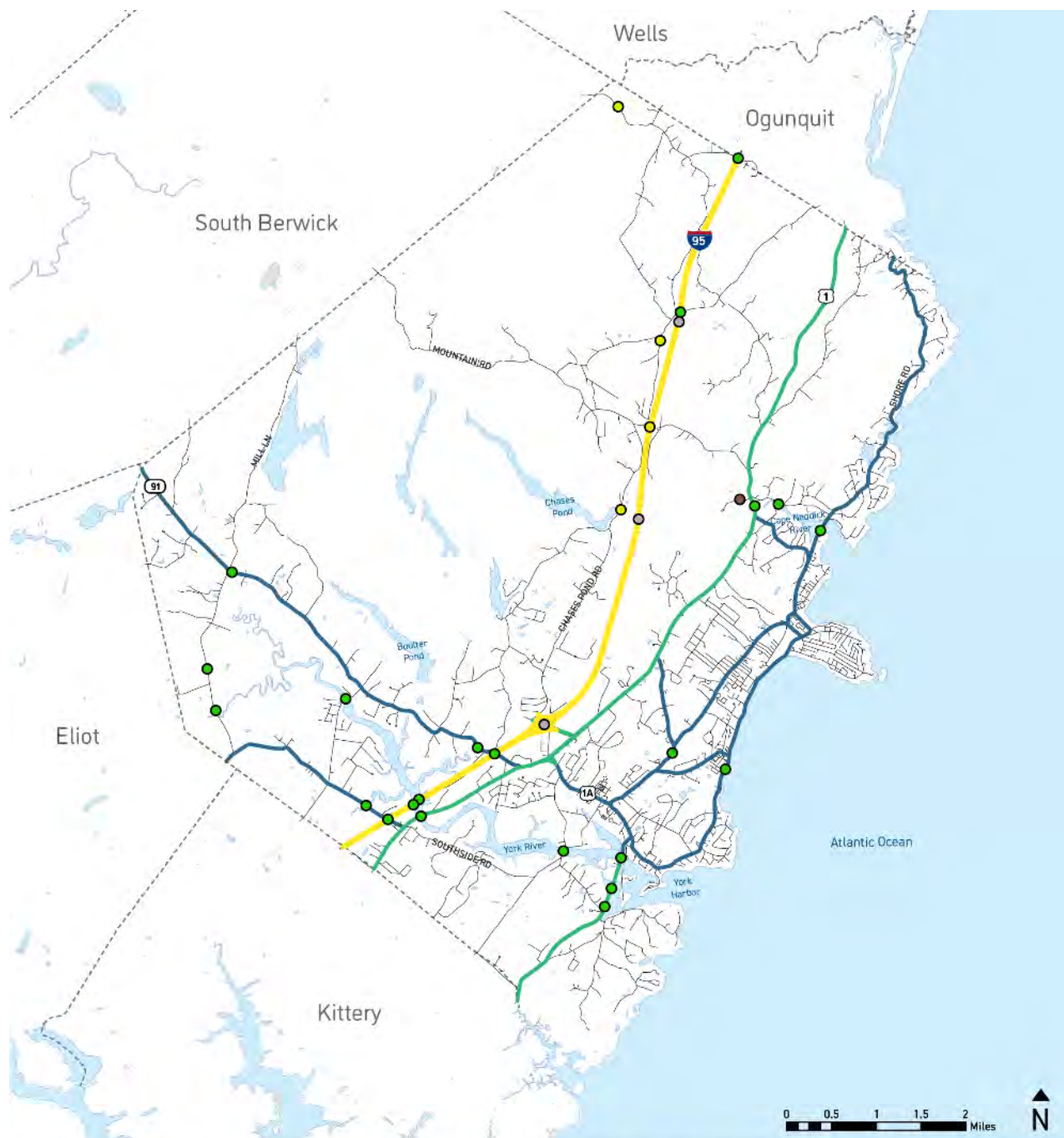
Table 3. Federal Sufficiency Rating for Public Bridges and Minor Spans in York, October 1, 2021

| Maintainer | Bridge Structure | Federal Sufficiency Rating |
|--------------------------|---|----------------------------|
| Town of York | Hutchins Lane over Cape Neddick River | 18.4 |
| | Chases Pond Road over Chases Stream | 61 |
| | Greenleaf Parson's over Josias River | 61.3 |
| | Ogunquit Road over branch of Ogunquit River | 68.2 |
| | Route 91 over Moulton Brook | 90.5 |
| | Birch Hill Road over Rogers Brook | 95.2 |
| Maine Turnpike Authority | Mountain Road over I-95 | 74.6 |
| | Beech Ridge Road over I-95 | 80.2 |
| | I-95 SB over York River | 82.7 |
| | I-95 NB over York River | 82.8 |
| | Clay Hill Road over I-95 | 86.7 |
| | Ogunquit/Berwick Road over I-95 | 88.4 |
| | Route 91 over I-95 | 88.9 |
| | I-95 over Cape Neddick River | No Rating |
| | I-95 over Josias River | No Rating |
| | Spur Road over I-95 | No Rating |
| MaineDOT | Route 103 over tidal estuary (Station 34) | 75 |
| | Shore Road over Cape Neddick River | 77.2 |
| | Organug Road over York River | 77.3 |
| | Birch Hill Road over York River | 80.6 |
| | Scotland Bridge Road over York River | 82.1 |
| | U.S. Route 1 over Cape Neddick River | 85 |
| | Clarks Road over Cape Neddick River | 87 |
| | Beech Ridge Road over Dolly Gordon Brook | 89.1 |
| | U.S. Route 91 over Smelt Brook | 89.4 |
| | U.S. Route 1 over York River | 90.1 |
| | Route 103 over York River | 91.3 |
| | Route 103 over tidal estuary (Station 44) | 91.8 |
| | Route 1A over Little River | 92.3 |
| | Ridge Road over Little River | 96.6 |

Source: MaineDOT



Figure 13. Federal Sufficiency Rating of Bridges and Minor Spans in York, October 1, 2021



Data Sources: MaineDOT, Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset. Map created by CivicMoxie.

Federal Sufficiency Rating

- 75 - 100
 - 50 - 74.9
 - 0 - 49.9
 - No Rating
- Federal Highway
 - State Highway
 - State Aid Highway



MaineDOT Three-Year Work Plan

Each year MaineDOT releases a new Three-Year Work Plan, which describes all work planned by MaineDOT and its transportation partners for the next three calendar years. This includes all capital projects and programs, maintenance and operations activities, planning initiatives, and administrative functions. There are nine roadway projects in York included in the MaineDOT 2022 Three-Year Work Plan (Table 4). Projects and activities listed for 2022 have the most definite schedules and estimates, while those for 2023-2024 may be more subject change.²¹

Table 4. York Projects in MaineDOT 2021 Three-Year Work Plan

| Year | Road Name | Scope of Work | Description | Estimated Funding |
|------|--------------------------------|--|---|-------------------|
| 2022 | Route 1A | Highway Safety and Spot Improvements; Rural Highways; Intersection Improvements W/ Signal – Preliminary Engineering Only | Located at the intersection of Route 1A and Long Sands Road. | \$38,000 |
| 2022 | Route 91 | Highway Safety and Spot Improvements; Rural Highways; Highway Improvement – Preliminary Engineering Only | Beginning at Scotland Bridge Road in York and extending northwest 3.75 miles. | \$290,000 |
| 2022 | Beech Ridge Road | Drainage Maintenance | Ditching Beech Ridge Road between York and Eliot. Beginning at the urban compact line and extending to Route 101. | \$20,000 |
| 2022 | I-95 Northbound and Southbound | Highway Paving; Interstate; ¾" Overlay | Weigh Stations on Interstate 95 northbound and southbound. | No Estimate |
| 2023 | Route 91 | Highway Paving; Light Capital Paving | Beginning at Scotland Bridge Road and extending north 5.62 miles to Route 236. | No Estimate |

²¹ <https://www.maine.gov/mdot/projects/workplan/>.



| | | | | |
|---------|--------------------------|--|--|-------------|
| 2023 | Beech Ridge Road | Highway Paving; Light Capital Paving | Beginning at Route 101 and extending north 1.63 miles to McIntire Lane. | No Estimate |
| 2023 | Route 103 | Highway Paving; Light Capital Paving | Beginning at the Kittery town line and extending north 2.01 miles to Harris Island Road. | No Estimate |
| 2023/24 | Route 1A | Highway Construction/ Rehabilitation; Urban Highways; Highway Rehabilitation | Beginning at Hospital Drive and extending south 0.29 of a mile to Moulton Lane. KACTS Sponsored. | \$795,000 |
| 2023/24 | Route 1A/Long Sands Road | Highway Construction/ Rehabilitation; Urban Highways; Intersection Reconstruction | Beginning 0.04 of a mile south of Lindsay Road extending north 0.15 of a mile then northeast 0.17 of a mile on Long Sands Road. Also includes 0.29 of a mile of Route 1A from intersection to Moulton Lane; construction in WIN 21651.01. KACTS Sponsored. | \$3,240,000 |

Source: MaineDOT 2022 Three-Year Workplan



Pedestrian and Bicycle Planning

Bicycle and Pedestrian Master Plan

During the public processes for previous iterations of the Comprehensive Plan, the Comprehensive Plan Steering Committee heard significant support for the construction of pedestrian and bicycle amenities in the town.²² In 2015, the York Selectboard appointed a York Bicycle and Pedestrian Committee that was charged with developing and implementing "a Master Plan for the Town of York to achieve the benefits of safe and accessible bicycling and walking." The Committee completed the *Town of York Bicycle and Pedestrian Master Plan* in April 2017 with existing conditions inventories, public input summaries, and policy and infrastructure recommendations for the improvement of bicycle and pedestrian conditions (Table 5).

Table 5. Bicycle and Pedestrian Master Plan Recommendations

| Category | Recommendation |
|---|---|
| Policy | Adopt a "Complete Streets" policy. |
| | Review and update the Town's Skateboard Ordinance. |
| | Review winter maintenance policies. |
| Education, Enforcement, & Encouragement | Increase outreach to the school population. |
| | Increase driver education outreach. |
| | Increase awareness of motorist, cyclist, and pedestrian laws. |
| | Improve signage and road markings. |
| | Develop and publicize safe biking and walking routes. |
| | Provide bike amenities such as bike racks and repair stations. |
| Infrastructure | Provide benches on major pedestrian corridors. |
| | Improve and expand the sidewalk network. |
| | Improve road shoulders where traffic volumes warrant and right of way allows. |
| | Conduct a study for improving walking and biking conditions on the Nubble. |
| | Create safe connections across U.S. Route 1 and I-95. |
| | Explore potential for off road bicycle and pedestrian connections. |
| | Improve street lighting of heavily used pedestrian areas. |
| Explore opportunities for use of temporary tests of infrastructure solutions. | |

Source: *Town of York Bicycle and Pedestrian Master Plan, April 2017.*

²² Town of York Comprehensive Plan, Volume I, adopted 1999 as amended through November 6, 2018.



The plan also identified specific areas and corridors in York that are recommended for infrastructure improvements to help integrate pedestrian and bicycle facilities into York's transportation network (Fig. 14).

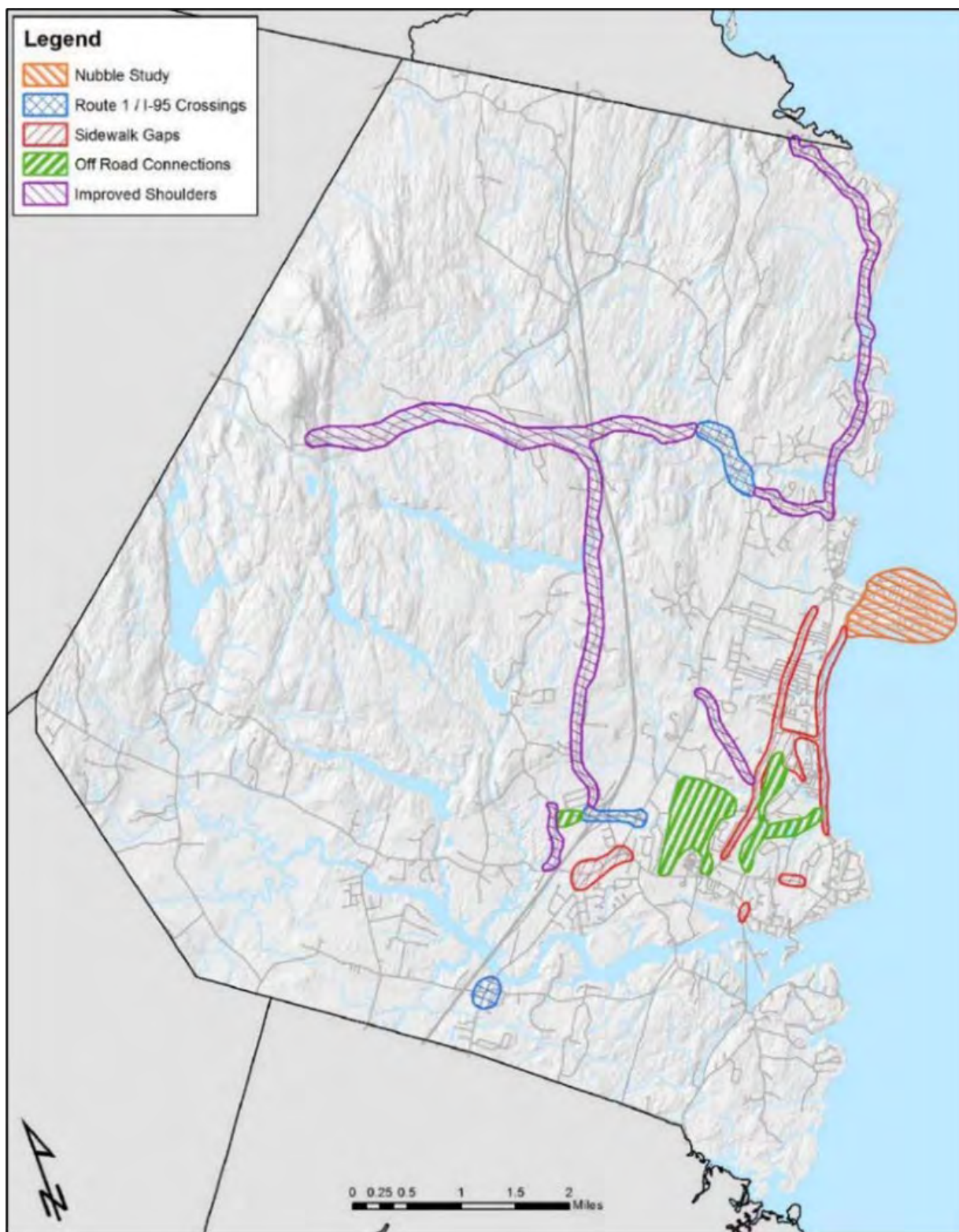
Following the completion of the master plan, the Town incorporated the document into the Comprehensive Plan by reference in section 2.4.6, which states, "The Town should implement the recommendations and pertinent information included with this Master Plan document."

Section 2.4.6 further identifies several pedestrian and bicycle priorities for the Town:

- Immediate Priority: Review the need for sidewalks and bicycle accommodations "on a context sensitive basis consistent with the idea of Complete Streets."
- Immediate Priority: Appropriate funds to construct desired pedestrian improvements as part of the Town's Five-Year Capital Improvement Program.
- Immediate to Long-Term Priority: Explore the use of existing paths and off-road areas to support pedestrian and bicycle activities and create safe connections between destination areas.
- Midterm Priority: The Planning Board should assess the need for non-vehicular improvements during the review of new subdivisions or commercial site plans and require the applicant to construct appropriate improvements.
- Ongoing Priority: Coordinate efforts to improve pedestrian and bicycle routes with overlapping regional initiatives, such as Maine Safe Routes to School Initiative, the East Coast Greenway, Seacoast Area Bicycle Routes (SABR), and path and trail planning efforts in surrounding communities.



Figure 14. Bicycle and Pedestrian Connectivity Needs

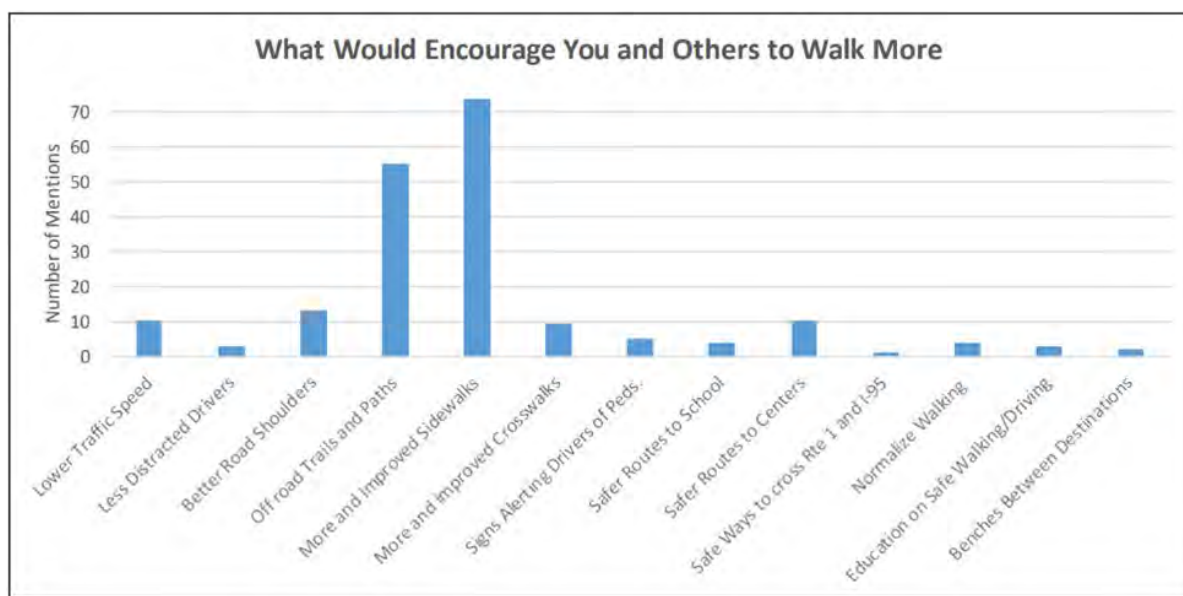


Source: Town of York Bicycle and Pedestrian Master Plan (2017)



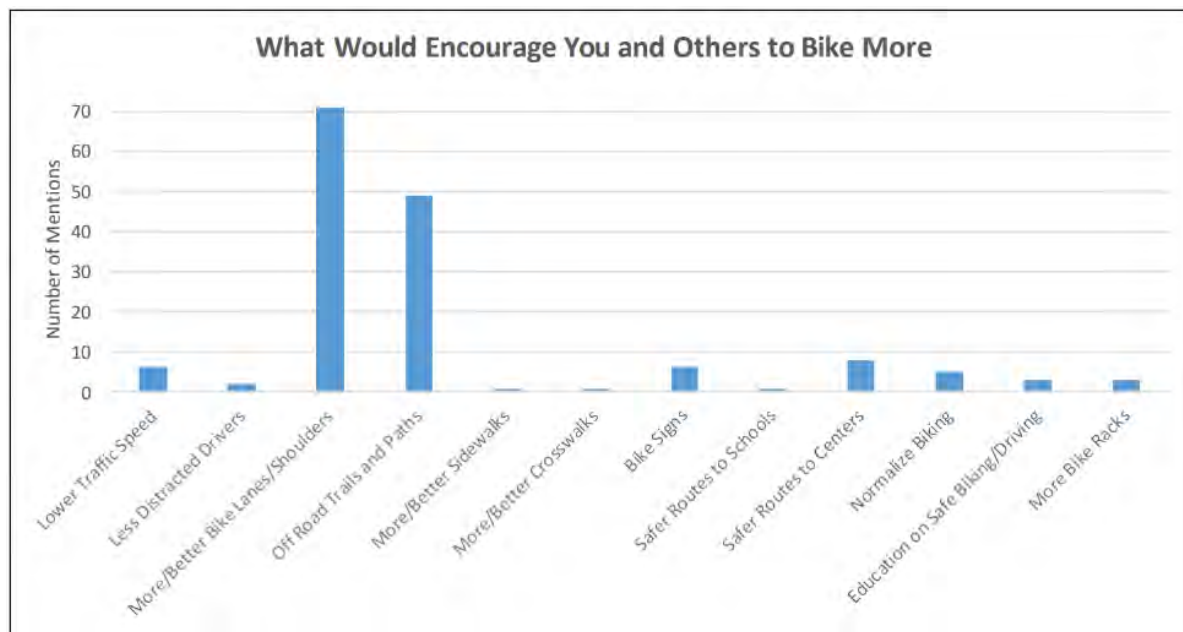
The master plan process included a public Walking and Biking Survey, which asked respondents what would encourage them and others to walk and bike more, as well as what would make them more comfortable walking and biking with children (Figs. 15-17). The most frequent responses were more and better sidewalks, bike lanes/shoulders, and off-road trails and paths.

Figure 15. What Would Encourage You and Others to Walk More



Source: Town of York Walking and Biking Survey, April-June 2016

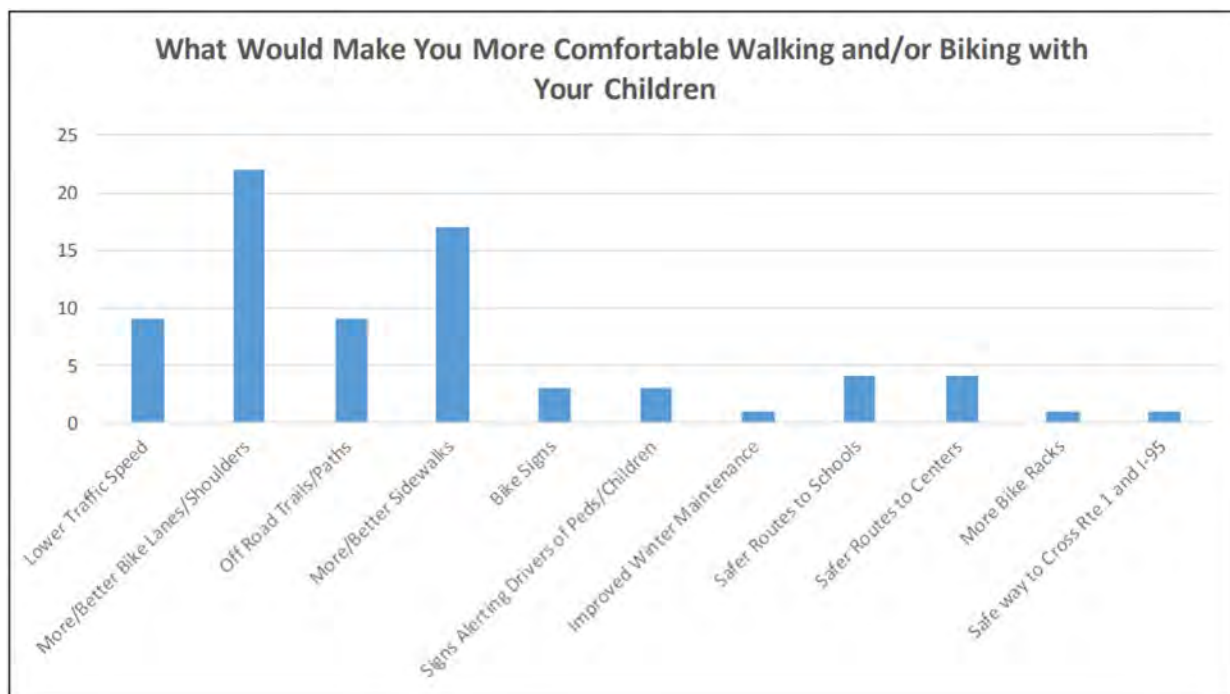
Figure 16. What Would Encourage You and Others to Bike More



Source: Town of York Walking and Biking Survey, April-June 2016



Figure 17. What Would Make You More Comfortable Walking and/or Biking with Your Children



Source: Town of York Walking and Biking Survey, April-June 2016

Complete Streets Policy

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. This includes examining the needs of pedestrians, cyclists, and motorists as well as making sure that infrastructure is navigable by those with disabilities. York has not officially established a Complete Streets policy; however, adding such a policy was included as a recommendation in the *Bicycle and Pedestrian Master Plan* and the Comprehensive Plan invokes the Town to review the need for sidewalks and bicycle accommodations “on a context sensitive basis consistent with the idea of Complete Streets.” Though not formally, 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 1 of the Nubble Road reconstruction.²³ MaineDOT has adopted a Complete Streets policy for projects that they implement in York.²⁴ In its 2019 LRTP, KACTS also strives to use Complete Streets policies in its projects, where possible.²⁵

²³ Correspondence with Town staff and Comprehensive Plan Steering Committee.

²⁴ <https://www.maine.gov/mdot/completestreets/docs/MaineDOTCompleteStreetsPolicyFinal.pdf>

²⁵ https://smpdc.org/vertical/Sites/%7B14E8B741-214C-42E2-BE74-5AA9EE0A3EFD%7D/uploads/KACTS_2019_LRTP_FINAL_05_15_19.pdf



Accessibility

Town Goal 2.6 of the previous *York Comprehensive Plan* is “Support Accessibility in the Human-Made Environment.” Section 2.6.1 of the Comprehensive Plan states that all new development must comply with the federal Americans with Disabilities Act (ADA) Standards for Accessible Design, which includes minimum sidewalk widths, textured surfaces on curb ramps, among other provisions.

Pedestrian Network

The network of sidewalks in York continues to grow, with heightened priority following the completion of the *Bicycle and Pedestrian Master Plan*. Connectivity is strongest in the York Village and York Beach areas, though the existing pedestrian network does not comprehensively connect residential areas with schools, shopping, or other daily destinations. The Town's public schools are accessible by sidewalk from York Village; however, sidewalks are frequently only on one side of major roadways and pedestrian access to more exclusively residential areas is limited. The incomplete network and lack of awareness about where connections exist may contribute to less utilization of walking as a mode of transportation in York compared to elsewhere in Maine. In 2019, less than 1% of workers aged 16 years and older living in York walked to work, compared to almost 4% for the state as a whole.²⁶

The Town is aware of existing connectivity issues and has added some sidewalks recently and prioritized future sidewalk locations. The *Bicycle and Pedestrian Master Plan* established a list of priorities for improving and expanding the sidewalk network, including:

- Crosswalk across York Street at Lilac Lane
- Gaps on U.S. Route 1 between Route 91 and York Street
- Ridge Road
- Webber Road and the High School Access Road
- Both sides of Long Sands Road
- Remove sidewalk gaps along Long Beach Avenue and improve existing sidewalks

In addition to paved sidewalks along roadways, there are several unpaved pedestrian paths and trails in the York Village and York Heights area connecting local neighborhoods to the Coastal Ridge and Village Elementary Schools and through York Housing's Village Woods property. However, these paths are in large part on private property, meaning their use is not protected if the land is sold or a landowner decided to develop. The accessibility of these paths is also not regulated. Thus, while they are a valuable resource, the paths are not a substitute for formal sidewalks.

Multiple networks of recreational trails, managed by different groups, can be found in York Harbor, in the Mount Agamenticus area, and on multiple York Land Trust properties.

²⁶ 2019 American Community Survey US Census Bureau.



A full map of the existing pedestrian network, including sidewalks and trails, can be seen in Fig. 18.

Bicycle Network

According to the *York Village Master Plan*, completed in April 2015, there are designated bicycle lanes on York Street between U.S. Route 1 and Lindsay Road and east of Fellows Lane for a short distance, however there is no marked bicycle infrastructure through the Village itself.²⁷ In addition to standard bicycle lanes, the Town of York considers wide outside lanes, traffic calming, improvements of sight distances and intersections, and shared lane markings as techniques for creating more inclusive streets for bicycling. Currently there is no map or other publicly available information showcasing the extent of the bicycle network in York, which would be a valuable resource to help people biking navigate the town's roadways.

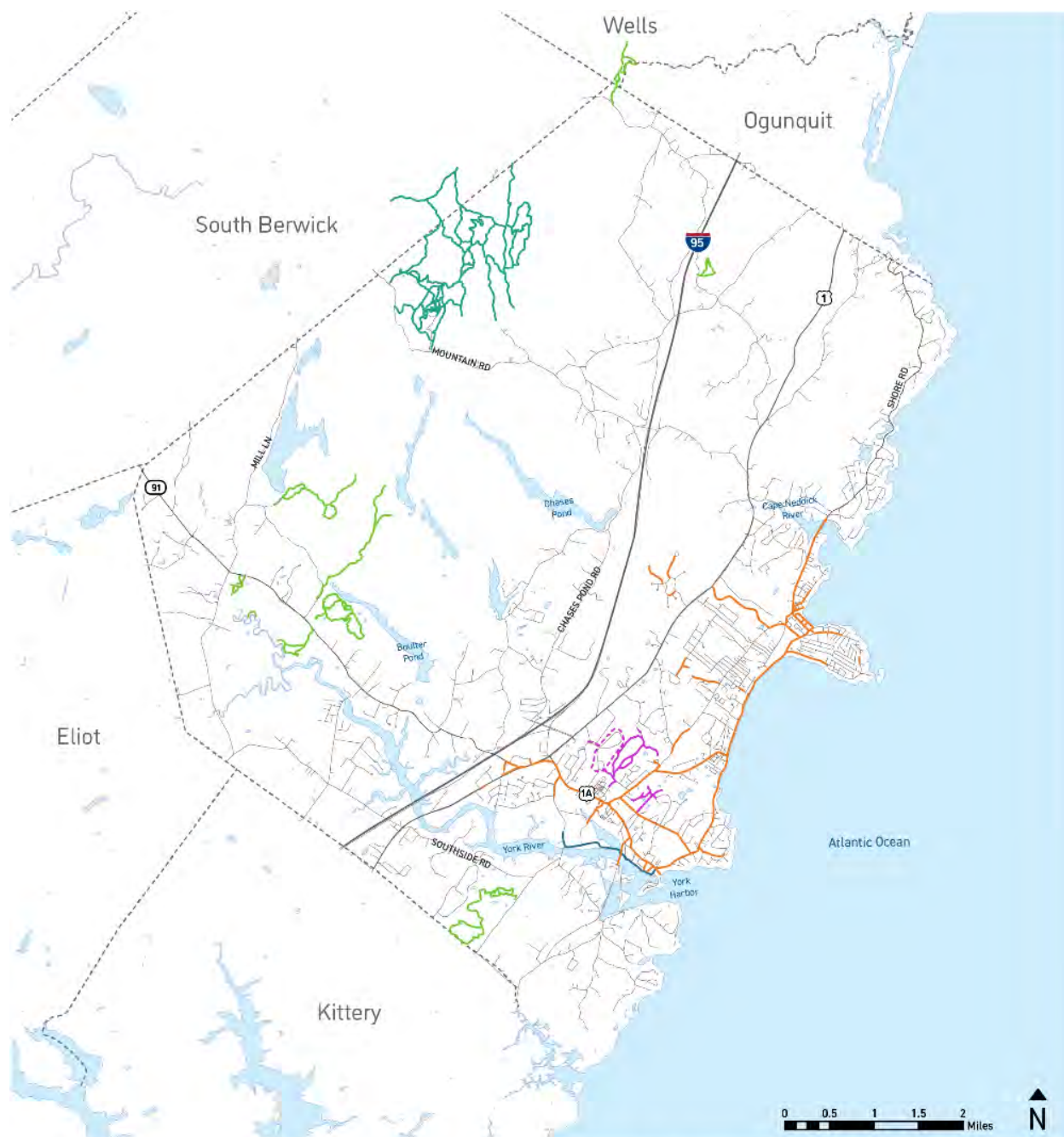


Left Photo: Bikes and cars sharing the road on Long Beach Avenue. Right Photo: Pedestrians crossing to the beach.

²⁷ *The York Village Master Plan*, prepared by the Downtown Revitalization Collaborative with the York Village Study Committee, April 2015.



Figure 18. York Pedestrian Network of Sidewalks and Trails



Data Sources: 2021 Town of York Parks and Recreation Department, 2021 York Land Trust, 2017 Town of York Bicycle and Pedestrian Master Plan, February 2020 York Bicycle and Pedestrian Committee presentation to the Board of Selectman, York Bicycle and Pedestrian Committee Walking in York Brochure, Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset. Map created by CivicMoxie.

- Sidewalks
- York Village Trails
- - - York Village Trails included in the Planning Board approval of the Davis Property/McIntire Woods development
- Mount Agamenticus Trails ("First" and "Second" Hill Areas)**
- York Land Trust Trails**
- York Harbor Trails

*Locations are approximate

**There are specific regulations and restrictions for appropriate use of these trails



Public Transportation

Public transportation in York is very limited and there are currently no regular or fixed services. As such, public transportation is not a reliable nor frequent option to meet the needs of those commuting or traveling in York.

The York Center for Active Living and the York County Community Action Corporation (YCCAC) report the lack of public transportation options as a major concern for the town's older adults, many of whom have no other option than to drive their private vehicles to reach programs, services, and appointments. This is becoming more urgent as the town's population of older adults continues to grow.

Limited availability of public transportation services also promotes dependence on private automobiles, for both residents and visitors. Creating more public transportation options could help reduce roadway congestion and local greenhouse gas emissions and increase economic and social opportunities for people without automobiles. This is especially the case in the summer, when congestion and parking issues are worsened by the influx of tourists and seasonal residents.

On-Demand Public Transportation Services

There are several on-demand transportation options in York that meet some public transportation needs.

- YCCAC offers by-appointment shuttle service once per week to the closest regional shopping and medical destinations through their Local Rides program.²⁸
- York Hospital provides free rides for patients on a first-come, first-served basis Monday through Friday to and from the main campus, York Hospital Practices, and Walk-In Care Centers.²⁹
- Heart to Heart is a newly established organization that provides free services for older adults in the York area, including rides for grocery shopping and doctor's appointments.
- York residents also have limited access to on-demand taxi and shuttle services.

Former Fixed Public Transportation Services

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 York Trolley served the York beaches and Shoreline Explorer provided connections to Ogunquit, Wells, Kennebunk, and Sanford. These

²⁸ [Transportation-Overview-final-0918.pdf \(yccac.org\)](#)

²⁹ [Hospital York Maine | Patient Transportation | York Hospital](#)



are private companies, and as of February 2022 there is no information available on when service will return and in what capacity.

Regional Transit

There is no direct train service within the Town of York. The Amtrak Downeaster line, which connects Portland and Boston, has stops in Wells and Dover, NH. The closest commuter rail service into Boston is located in Newburyport, Massachusetts, about a 30-minute drive south of York.

There is no regional bus service located in York. C&J Bus Lines offers daily bus services between Portsmouth, NH and Logan Airport, Boston's South Station, and New York City (South Station service also stops in Dover, NH).³⁰

Other Transportation

Marine Transportation

Though a coastal community, York is not served by a public ferry. Information about waterside facilities supporting private boat transportation can be found in Appendix A4: Marine Resources. Information about public parking for use of York's marine facilities can be found below in the "Parking: York Harbor and River Parking" section.

Airports

There are no airports (private or public) in York. The three closest airports are Portsmouth International (11 miles), Portland International (41 miles), Manchester-Boston Regional (57 miles). As these facilities are outside of York, the Town does not conduct regular or specific coordination with these airports.

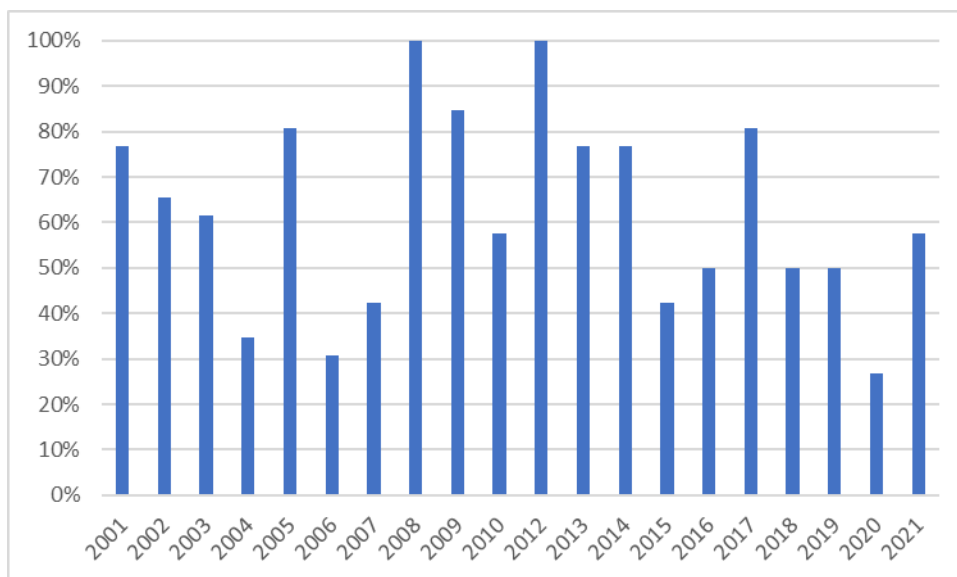
Park and Ride

York has one 26-space designated Park and Ride lot located at the western end of Spur Road past Chases Pond Road. The lot is owned and maintained by MaineDOT. The Maine Turnpike Authority (MTA) does an annual survey of Park and Ride lots, recording the number of spaces used at each lot on the day of the survey. Between 2001 and 2021 (excluding 2011, which did not have data) the York Park and Ride lot was at full capacity twice, in 2008 and 2012 (Fig. 19). The average percent capacity across the 20 recorded years was 62.3% and the median was 59.6%, both which are approximately 16 out of 26 spaces full.

³⁰ <https://www.ridecj.com/schedules/>.



Figure 19. Park and Ride Capacity in York on Day of Survey, 2001-2021



Source: Maine Turnpike Authority

Traffic Volumes

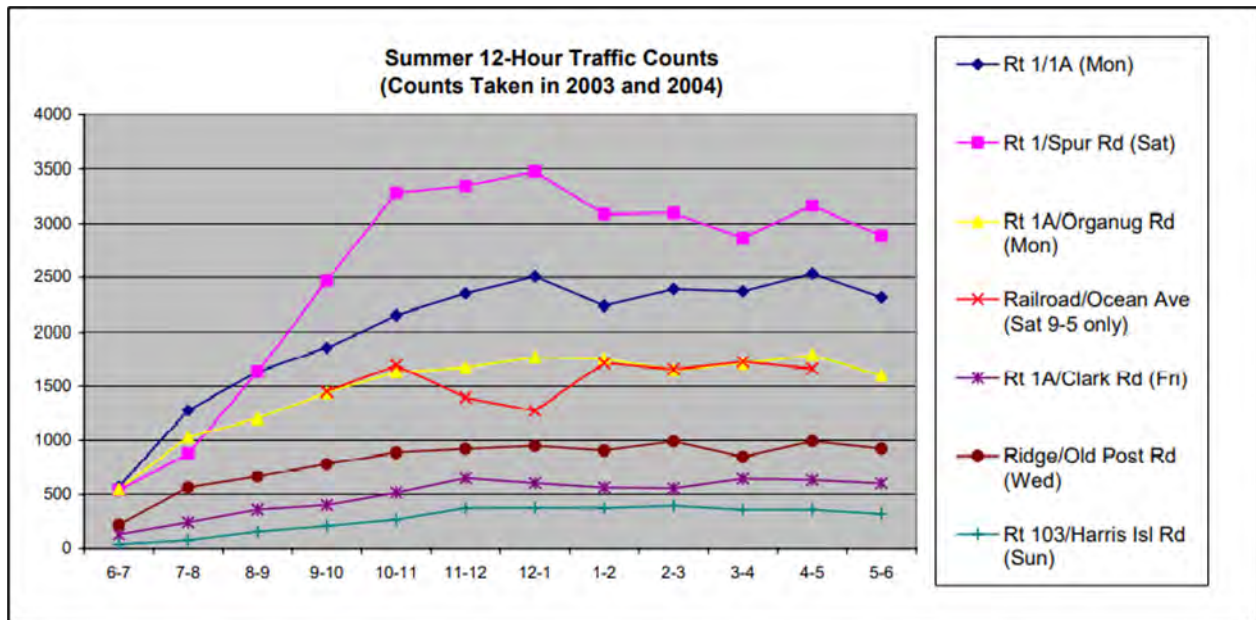
Travel Patterns and Congestion

Traffic congestion in York is particularly concentrated on U.S. Route 1 and Route 1A, where there is significant through-traffic as well as destinations that generate local trips. Sometimes long queue times develop as a result and lead to frustration for travelers. Specific nodes of congestion include York Village, York Beach, and the Spur Road/U.S. Route 1 intersection. Traffic fluctuates significantly across seasons. Congestion is most severe in the summer, which brings vacationers and day-trippers who create higher peak traffic volumes and are less familiar with the local road network. Major traffic generators include the beaches (Long Sands and Short Sands) and the York Village and York Beach Village commercial areas. With minimal public transportation options, most visitors drive to these destinations.

The summer flow of traffic in York is different than that of a typical commuter town. Summer 12-hour traffic counts from 2003 and 2004 show that, rather than having the commuter town profile of morning and afternoon peaks, traffic tends to steadily increase in the morning hours until about noontime, dip slightly after lunch and remain steadily high throughout the afternoon (Fig. 20).



Figure 20. Summer 12-Hour Traffic Counts at Multiple Locations in York



Source: York Comprehensive Plan, 2005

State Daily Traffic Counts

Table 6 shows Annual Average Daily Traffic (AADT) counts conducted by MaineDOT for locations in York in 2016 and 2019. For locations where counts were conducted in both years, a percent change was calculated. Unsurprisingly, traffic volumes were highest at locations along U.S. Route 1 (US1) and Route 1A (US1A). Chases Pond Road and Route 91 (SR 91) stand out as corridors where traffic increased more significantly. 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. Along U.S. Route 1, some locations had higher counts in 2019 while others decreased, though changes were not substantial in either direction. Understanding how traffic patterns are changing and where traffic is becoming heavier can help the Town make decisions are infrastructure and maintenance needs.

Traffic Permitting

York administers traffic permitting as part of development review (i.e., zoning and subdivision review). Section 15-A of the town’s Zoning Regulation includes standards. Permitting includes an initial assessment (section 15-A.3) and full assessment (section 15-A.4) of traffic as well as specific performance standards for sight distance and mitigation of adverse impacts (section 15-A.5).



Table 6. 2016 and 2019 Traffic Counts at Locations in York

| Location | AADT16 | AADT19 | % Change |
|--|--------|--------|----------|
| BEACH RIDGE RD northeast of BIRCH HILL RD | - | 1,540 | - |
| BEACH RIDGE RD southeast of SCOTLAND RD | - | 1,970 | - |
| BEECH RIDGE RD northwest of BETTY WELCH RD | 1,720 | 1,670 | -2.9% |
| BEECH RIDGE RD southwest of BIRCH HILL RD | - | 2,260 | - |
| BEECH RIDGE RD west of US 1 | 2,980 | 2,630 | -11.7% |
| BETTY WELCH RD southwest of BEECH RIDGE RD | 990 | 1,010 | 2.0% |
| BIRCH HILL RD northwest of BEECH RIDGE RD | 1,420 | 1,550 | 9.2% |
| BOG RD northeast of SR 91 | - | 630 | - |
| BOSTON RD northeast of OGUNQUIT RD | 530 | - | - |
| BRAVE BOAT HBR southeast of SR 103 (NEW KITTELY) | - | 1,140 | - |
| BROADWAY west of AIRPORT DR EXT | 2,080 | - | - |
| CHASES POND RD northeast of I-95 CONNECTOR | 3,140 | 4,120 | 31.2% |
| CHASES POND RD south of SCITUATE RD | - | 1,920 | - |
| CHASES POND RD southeast of MOUNTAIN RD | 1,890 | 2,130 | 12.7% |
| CHURCH ST southeast of RAILROAD ST EXT | 4,320 | - | - |
| CLAY HILL RD northeast of MOUNTAIN RD | - | 290 | - |
| CLAY HILL RD southwest of LOGGING RD | - | 990 | - |
| FALL MILL RD north of PUDDING LN | - | 580 | - |
| FROST HILL RD southwest of BIRCH HILL RD | - | 280 | - |
| GREENLEAF PARSONS RD south of CLAY HILL RD | - | 1,190 | - |
| I-95 CONN (WB) northwest of US1/CONN EB OFF RAMP | 9,320 | - | - |
| I-95 CONNECTOR (EB) northwest of US 1 | 9,360 | - | - |
| LONG SANDS RD east of RIDGE RD | 2,780 | - | - |
| LONG SANDS RD north of US 1A (YORK ST) | 9,580 | - | - |
| LONG SANDS RD northeast of WOODBRIDGE RD | 6,800 | - | - |
| LONG SANDS RD northwest of US 1A (LONG BEACH RD) | 2,000 | - | - |
| MILL LN north of SR 91 | 660 | 760 | 15.2% |
| MOUNTAIN RD northwest of CLAY HILL RD | - | 870 | - |
| MOUNTAIN RD northwest of US 1 | 1,470 | - | - |
| MOUNTAIN RD southeast of CLAY HILL RD | - | 770 | - |
| MOUNTAIN RD west of CHASES POND RD | 1,400 | 1,400 | 0.0% |
| N VILLAGE RD north of CLAY HILL RD | - | 1,270 | - |
| NUBBLE RD east of US 1A (LONG BEACH AVE) | 2,390 | - | - |
| OGUNQUIT RD southeast of BOSTON RD | 1,600 | - | - |
| OGUNQUIT RD west of BOSTON RD @ BR# 1242 | 1,160 | 1,380 | 19.0% |
| OLD POST RD north of FIELDSTONE ESTATES RD | 6,270 | - | - |
| OLD POST RD southeast of US 1 | 6,490 | - | - |
| ORGANUG RD north of SOUTHSIDE RD | - | 2,210 | - |
| ORGANUG RD south of US 1A (YORK ST) | 2,310 | - | - |
| PINE HILL RD northeast of US 1 | 850 | 760 | -10.6% |
| RIDGE RD northeast of LONG SANDS RD | 4,370 | - | - |



| | | | |
|--|--------|--------|-------|
| RIDGE RD northeast of WEBBER RD | 5,260 | - | - |
| RIDGE RD southwest of WEBBER RD | 6,030 | - | - |
| RIDGE RD west of RAILROAD ST EXT | 3,790 | - | - |
| SCITUATE RD west of CHASES POND RD | 1,090 | 1,190 | 9.2% |
| SCITUATE RD west of CHASES POND RD | - | 500 | - |
| SCOTLAND BR RD southwest of SR 91 | 1,310 | 1,410 | 7.6% |
| SEABURY RD south of ORGANUG RD | 1,340 | 1,370 | 2.2% |
| SHORE RD northeast of US 1A (MAIN ST) | 1,910 | - | - |
| SHORE RD southwest of OLD COUNTY RD | 1,730 | - | - |
| SOUTHSIDE RD east of US 1 | 1,900 | 2,050 | 7.9% |
| SOUTHSIDE RD southwest of ORGANUG RD | 1,930 | 1,810 | -6.2% |
| SOUTHSIDE RD west of BARTLETT RD | - | 1,570 | - |
| SR 103 (LILAC LN) southwest of US 1A (YORK ST) | 2,050 | - | - |
| SR 103 (NEW KITTELY) southwest of BRAVE BOAT HBR | - | 1,170 | - |
| SR 103 north of HARRIS ISLAND RD @ BR# 3202 | - | 2,640 | - |
| SR 91 east of BIRCH HILL RD | - | 4,930 | - |
| SR 91 east of PUDDING LN | 4,870 | 5,310 | 9.0% |
| SR 91 northwest of SCOTLAND BR RD | 4,680 | 5,140 | 9.8% |
| SR 91 southeast of SCOTLAND BR RD | 4,780 | 5,280 | 10.5% |
| SR 91 west of US 1 | 4,990 | 5,450 | 9.2% |
| US 1 (NB) northeast of I-95 CONN | 10,810 | - | - |
| US 1 (NB) southwest of EB RAMP FROM I-95 CONN | 8,470 | - | - |
| US 1 (SB) northeast of I-95 CONN | 12,120 | - | - |
| US 1 (SB) southwest of EB RAMP FROM I-95 CONN | 8,700 | - | - |
| US 1 0.5 MI north of PINE HILL RD | 8,760 | 9,020 | 3.0% |
| US 1 north of MOUNTAIN RD | 10,140 | - | - |
| US 1 north of US 1A (CAPE NEDDICK RD) | 11,370 | - | - |
| US 1 northeast of HANNAFORD ENT/EXIT | 19,030 | 18,370 | -3.5% |
| US 1 northeast of OLD POST RD | 14,780 | - | - |
| US 1 northeast of SOUTHSIDE RD @ BR# 2715 | 9,400 | 9,330 | -0.7% |
| US 1 south of US 1A (CAPE NEDDICK RD) | 11,900 | - | - |
| US 1 southwest of BEECH RIDGE RD | 9,490 | 9,440 | -0.5% |
| US 1 southwest of OLD POST RD | 17,670 | - | - |
| US 1 southwest of SR 91 | 10,450 | 10,250 | -1.9% |
| US 1A (CAPE NEDDICK RD) north of SHORE RD | 2,780 | - | - |
| US 1A (CAPE NEDDICK RD) southeast of US 1 | 1,930 | - | - |
| US 1A (LONG BEACH AVE) north of NUBBLE RD | 4,180 | - | - |
| US 1A (LONG BEACH AVE) southwest of NUBBLE RD | 6,550 | - | - |
| US 1A (LONG BEACH) north of LONG SANDS RD | 5,310 | - | - |
| US 1A (MAIN ST) north of BEACH ST | 5,560 | - | - |
| US 1A (OCEAN AVE) northwest of OCEAN AVE EXT | 4,800 | - | - |
| US 1A (YORK ST) north of EUREKA AVE | 4,000 | - | - |
| US 1A (YORK ST) northwest of HOSPITAL DR | 13,600 | - | - |
| US 1A (YORK ST) northwest of LINDSEY RD | 12,270 | - | - |



| | | | |
|---|--------|-------|---|
| US 1A (YORK ST) northwest of ORGANUG RD | 13,600 | - | - |
| US 1A (YORK ST) south of LONG SANDS RD @ BR | 4,300 | - | - |
| US 1A (YORK ST) south of SR 103 (LILAC LN) | 5,900 | - | - |
| US 1A (YORK ST) southeast of ORGANUG RD | 13,760 | - | - |
| US 1A (YORK ST) southeast of SALISBURY AVE | 10,180 | - | - |
| US 1A (YORK ST) southeast of US 1 | 9,140 | - | - |
| US 1A (YORK ST) southwest of WOODBRIDGE RD | 4,140 | - | - |
| US 1A EB RAMP TO YORK ST east of US 1 | - | 3,810 | - |
| WEBBER RD southeast of RIDGE RD | 1,330 | - | - |
| WOODBIDGE RD northwest of US 1A (YORK ST) | 960 | - | - |
| WOODBIDGE RD southeast of LONG SANDS RD | 2,980 | - | - |

Source: MaineDOT

Crashes

Crash Trends

According to data from MaineDOT Public Crash Query Tool, prior to 2020 the number of vehicle crashes per year in York had been relatively stable over the past decade, though crashes in 2019 were higher than any other year in the past decade (Fig. 21). Total crashes decreased dramatically in 2020, though this likely can be largely attributed to decreased travel and commuting during the COVID-19 pandemic. York County and Maine statewide saw a more consistent year-over-year increase in total crashes over the last decade, but likewise saw a significant decline in 2020 (Fig. 22).

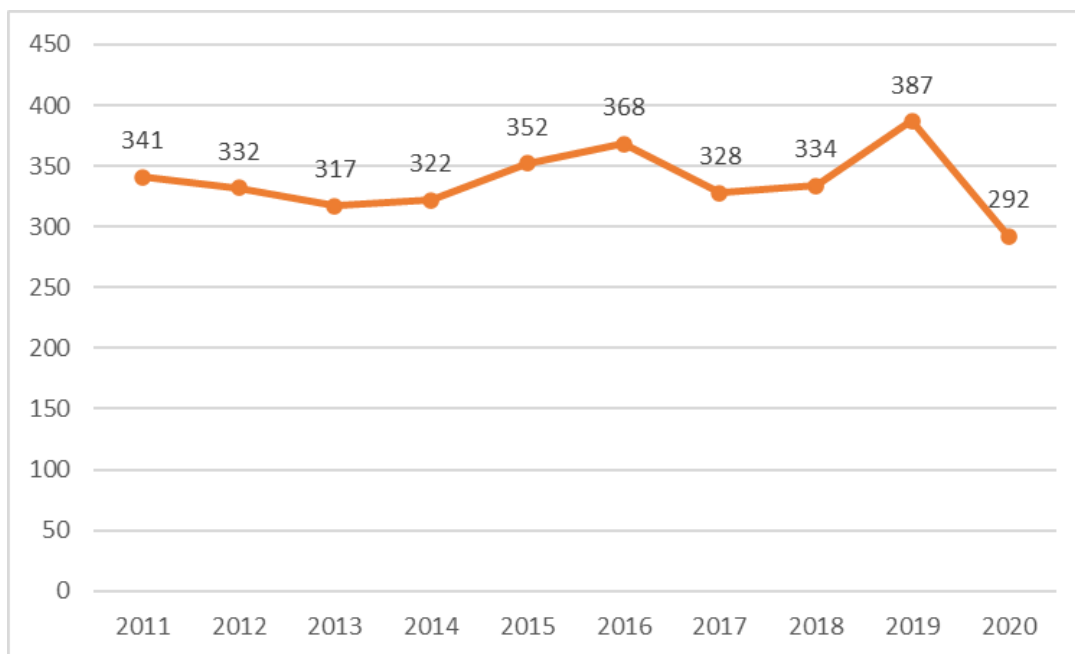
MaineDOT crash data is extracted from police reported crash data.³¹ Crash counts only include those crashes coded to Maine Public Roads. Those that occur in parking lots, driveways, private roads are not included.³²

³¹ <https://www.maine.gov/mdot/safety/crash-data/>.

³² <https://www.maine.gov/mdot/safety/docs/2017/PublicCrashSystemAnnoucementANDuserNOTes.pdf>.

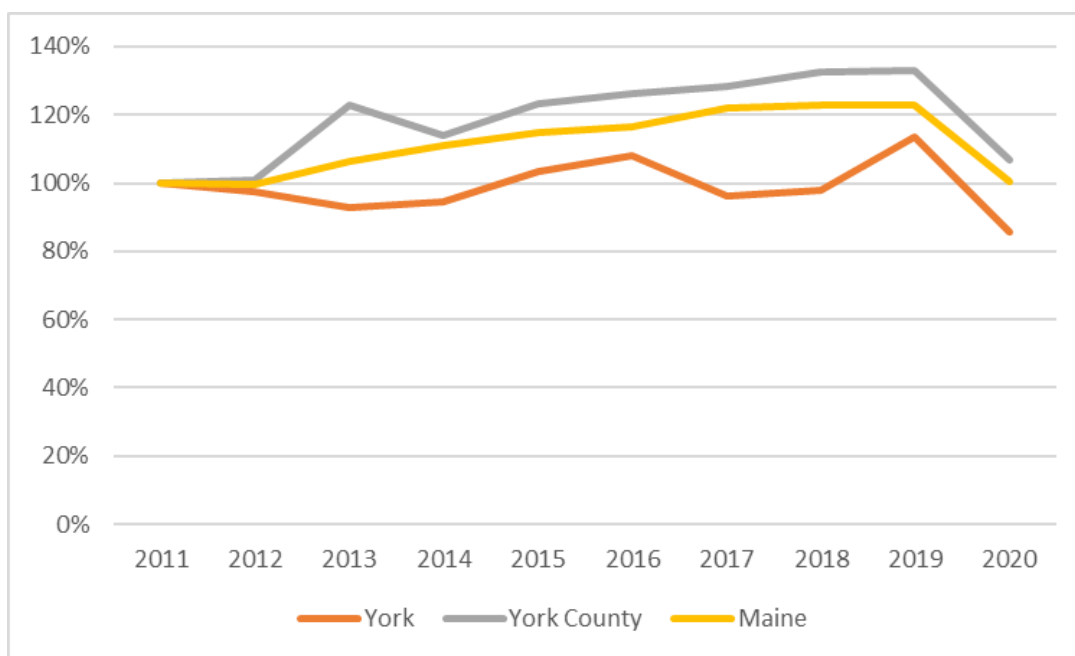


Figure 21. Vehicle Crashes in York, 2011-2020



Source: Maine Public Crash Query Tool, MaineDOT

Figure 22. Crash Trends for York, York County, and Maine with a 2011 Baseline

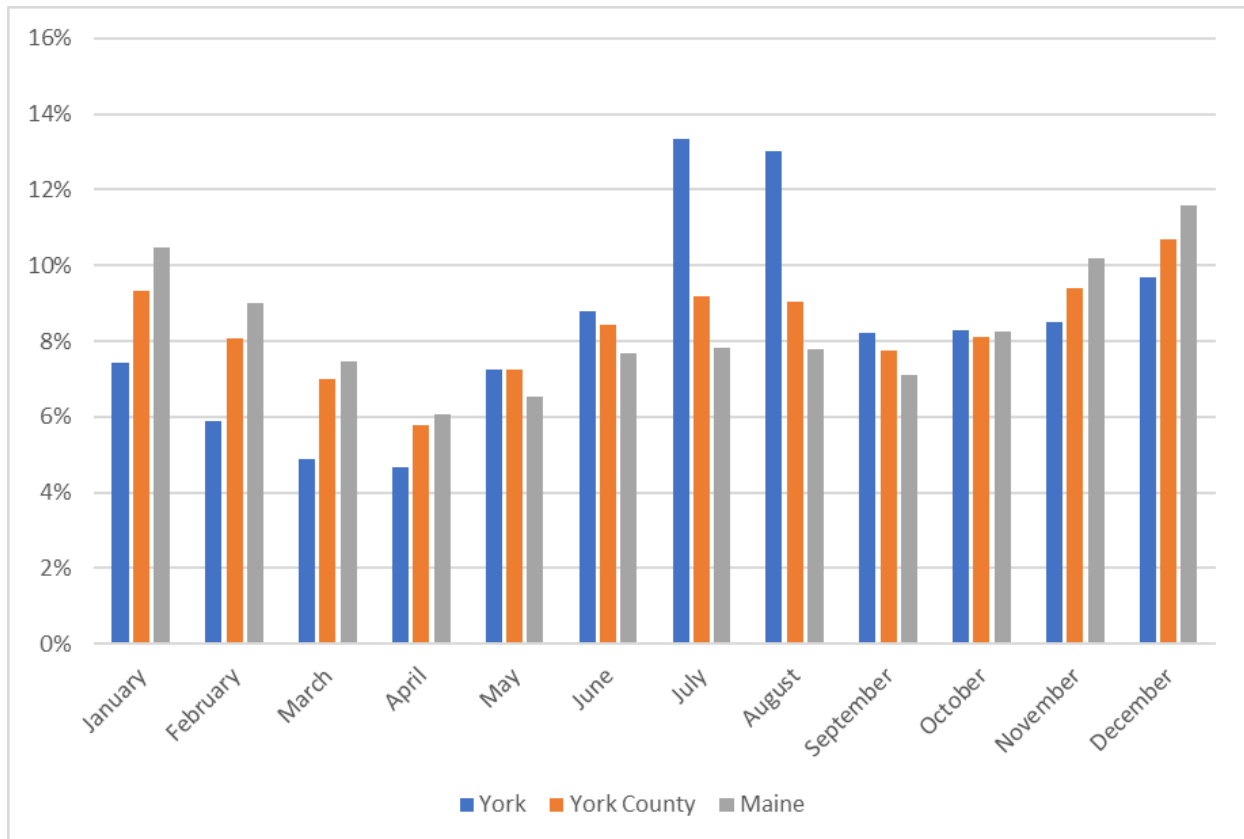


Source: Maine Public Crash Query Tool, MaineDOT



The increase in summer traffic correlates with an increase in vehicle crashes. The percent of annual crashes by month in York is significantly weighted toward July and August, much more so than the county and the state (Fig. 23). This reinforces that effectively managing summer traffic is of particular concern for York.

Figure 23. Percent of Annual Crashes by Month for York, York County, and Maine, 2011-2020



Source: Maine Public Crash Query Tool, Maine Department of Transportation

High Crash Locations

MaineDOT considers any road segment with eight or more crashes over a three-year period to be a High Crash Location (HCL). Table 7 and Fig. 24 show all 18 HCL roads in York between 2018-2020, based on crash data from the York Police Department. While the roads vary widely in length and traffic volume, this information can still be useful to the Town of York in helping to identify roads with unsafe conditions, such as poorly designed intersections, winding roads, inadequate sight distances, and high speeds. U.S. Route 1 had by far the most total crashes, which is not surprising given its function as a minor arterial that carries heavy traffic volumes of both local and through travel. Route 1A combined had the second highest number of crashes, with the York Street segment accounting for half of them. Notably, Route 91 had nearly as many crashes as Route 1A and more crashes than York Street alone, though it carries much less traffic.



Table 7. High Crash Location Roads, 2018-2020

| Road | 2018 | 2019 | 2020 | Total |
|------------------------------|-------------|-------------|-------------|--------------|
| U.S. Route 1 | 88 | 97 | 68 | 253 |
| Route 1A Total | 44 | 36 | 20 | 100 |
| Route 91 | 24 | 40 | 23 | 87 |
| York Street (Route 1A) | 24 | 18 | 8 | 50 |
| Ridge Road | 12 | 8 | 9 | 29 |
| Beech Ridge Road | 8 | 12 | 7 | 27 |
| Spur Road | 9 | 8 | 2 | 23 |
| Shore Road | 3 | 10 | 9 | 22 |
| Long Beach Avenue (Route 1A) | 8 | 6 | 8 | 22 |
| Old Post Road | 7 | 9 | 4 | 20 |
| Chases Pond Road | 6 | 6 | 8 | 20 |
| Long Sands Road | 8 | 6 | 6 | 20 |
| Southside Road | 5 | 5 | 6 | 16 |
| Mountain Road | 5 | 5 | 5 | 15 |
| Ogunquit Road | 3 | 3 | 6 | 12 |
| Cape Neddick Road (Route 1A) | 6 | 5 | 0 | 11 |
| Route 103 | 5 | 2 | 3 | 10 |
| North Village Road | 3 | 1 | 6 | 10 |
| Scotland Bridge Road | 3 | 4 | 2 | 9 |






Source: York Police Department



Figure 24. High Crash Location Roads, 2018-2020



Data Sources: 2018-2020 York Police Department, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset.
Map created by CivicMoxie.

-  253 Crashes
-  87 Crashes
-  50 Crashes
-  20 - 29 Crashes
-  9 - 16 Crashes



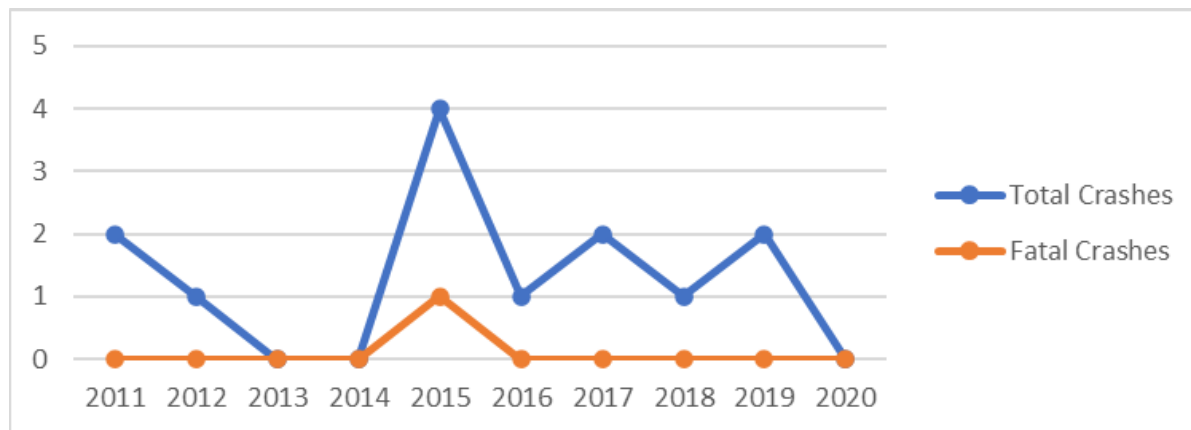
Crashes Involving Pedestrian and Bicyclists

Between 2011 and 2020 there were 13 reported crashes involving pedestrians and 30 reported crashes involving bicyclists in York, according to crash data from the MaineDOT Public Crash Query Tool. Of these, one crash resulted in a fatality, a pedestrian at the intersection of Ridge Road and Rogers Road in 2015. Almost all remaining reported crashes resulted in injury (12 pedestrian injuries and 28 bicyclist injuries).

The trend in crashes involving pedestrians between 2011 and 2020 was consistently between 0-2 annual crashes, with the exception of 2015, when there were four crashes (Fig. 25). The trend in crashes involving bicyclists during this same time period was much different, with 3-5 annual crashes between 2011 and 2016, followed by a significant decline to 0-2 annual crashes between 2017 and 2020 (Fig. 26). Several factors could have possibly contributed to this decline, including:

- Improvements in roadway infrastructure.
- Declines in the number of people in York biking to work.
- Greater general awareness by drivers of bicyclists.
- Crashes not being reported to the York Police Department.
- An error in recording bicycle crashes.

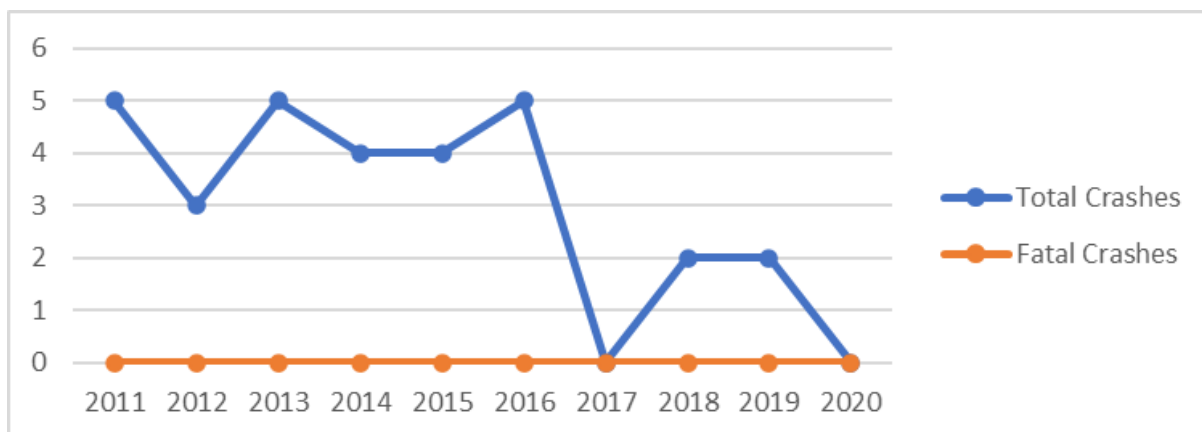
Figure 25. Annual Number of Crashes Involving Pedestrians in York, 2011-2020



Source: Maine Public Crash Query Tool, Maine Department of Transportation



Figure 26. Annual Number of Crashes Involving Bicyclists in York, 2011-2020

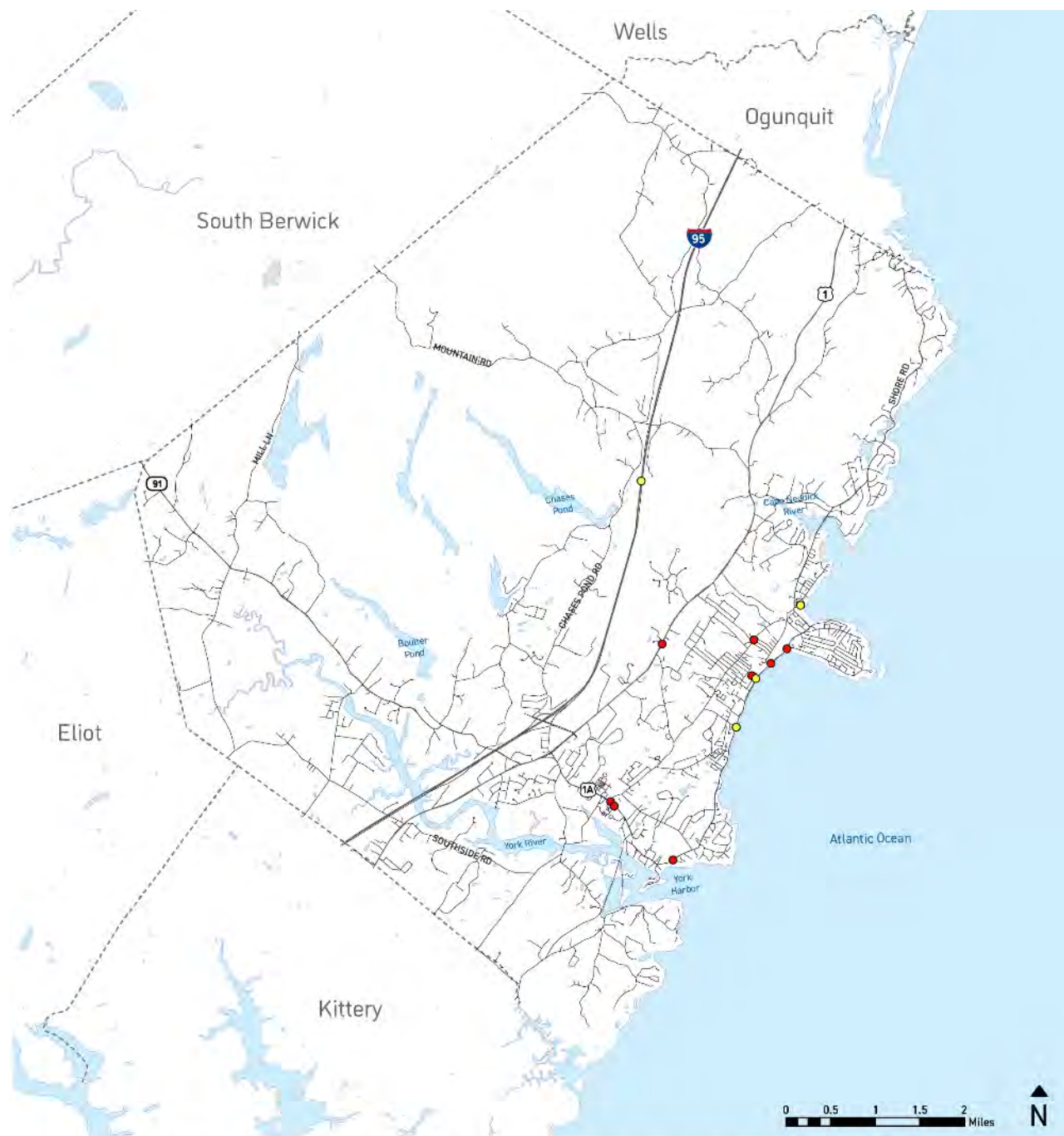


Source: Maine Public Crash Query Tool, Maine Department of Transportation

Figs. 27 and 28 show the locations of all reported crashes involving pedestrians and bicyclists between 2011 and 2020. Route 1A was the biggest hotspot for crashes, especially near York Village, York Harbor, and adjacent to Long Sands Beach. Notably, there were no reported crashes involving bicyclists in these locations between 2017 and 2020. Multiple crashes also occurred on U.S. Route 1 and Ridge Road.



Figure 27. Locations of Crashes Involving Pedestrians in York, 2011-2020

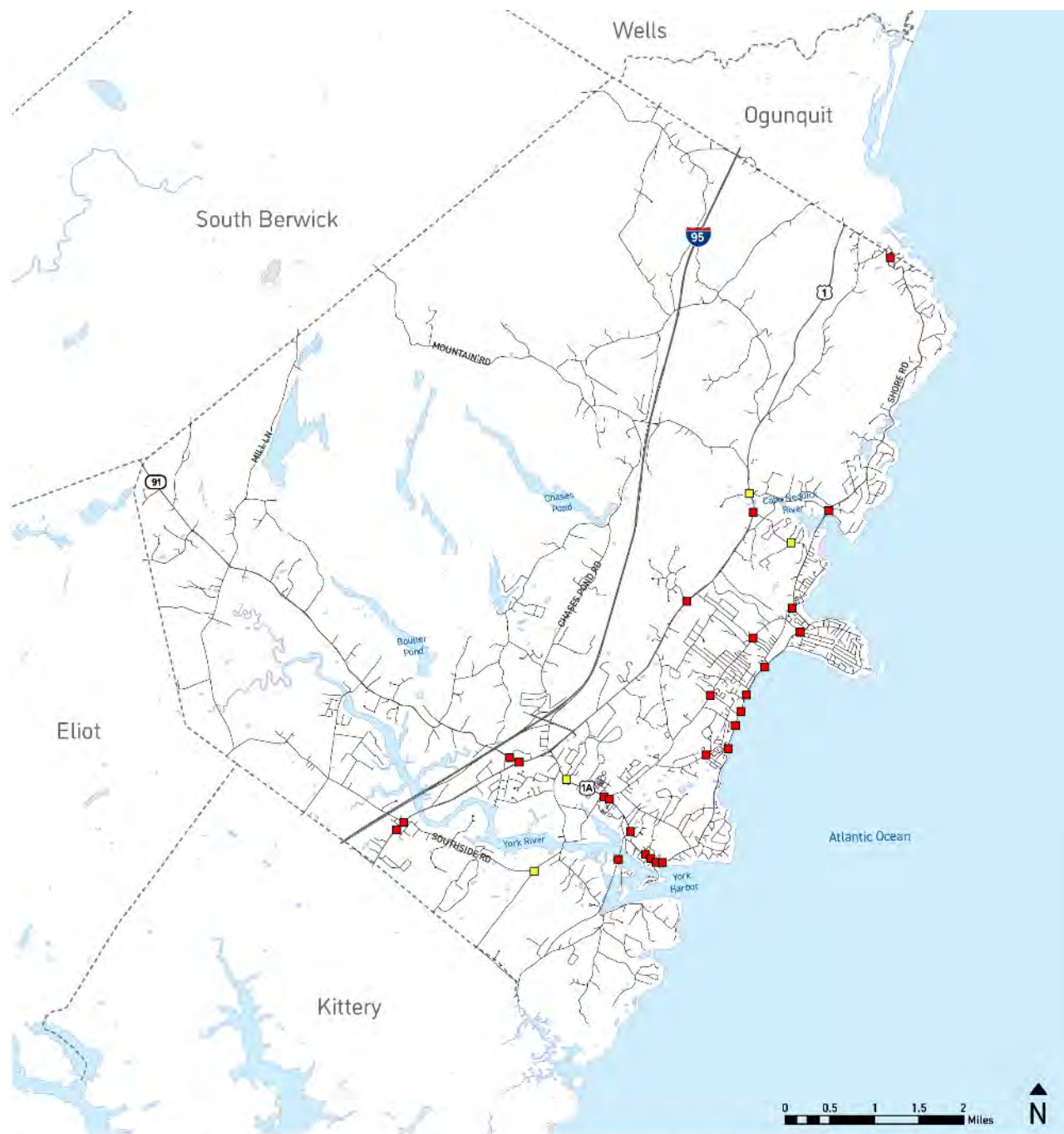


Data Sources: MaineDOT, Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset. Map created by CivicMoxie.

- Crashes Involving Pedestrians 2011-2016
- Crashes Involving Pedestrians 2017-2020



Figure 28. Locations of Crashes Involving Bicyclists in York, 2011-2020



Data Sources: MaineDOT, Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset. Map created by CivicMoxie.

- Crashes Involving Bicyclists 2011-2016
- Crashes Involving Bicyclists 2017-2020



Parking

Town staff have reported parking issues in the summer due to an influx of seasonal residents, employees, and daytime visitors. This is especially true in the denser areas and tourist destinations of the town, like York Village, York Beach, and public access points to the York River and York Harbor. The Town does not currently have a map showing York's different parking zones.

Parking Standards

The Town has parking standards (refer to Article 15: Parking of the York Zoning Ordinance) that allow for:

- Shared parking.
- Flexibility for the Planning Board to adjust parking requirements on a case-by-case basis.
- Standards give the Planning Board flexibility to approve offsite parking to meet applicant needs.
- Special provisions for parking in York Beach Village Center (YBVC), York Village Center-1 (YVC-1), and York Village Center-2 (YVC-2) zones that are more village appropriate (e.g., 50% automatic reduction in number of spaces required).
- Change or expansion of non-residential use without building enlargement does not trigger parking analysis.

Existing parking standards are not generally considered to discourage development in village or downtown areas, though the *York Village Master Plan* has a number of recommendations for improving parking conditions, including reforming zoning requirements for off-street parking.³³

Metered/Kiosk Parking

The Town has established metered parking in high traffic areas near Long Sands and Short Sands beaches. Parking is metered on Long Beach Avenue, Ocean Avenue, Railroad Avenue, Beach Street, Main Street, and in the Ellis Park/Short Sands parking lot. Kiosks are used at these locations to collect meter fees.

Permit Parking Program

York has a Permit Parking Program (last amended January 24, 2022) for the purpose of regulating parking in specified zones for resident parking to promote public safety and the social and aesthetic well-being of the residents and taxpayers of the Town of York, as well as

³³ *The York Village Master Plan*, prepared by the Downtown Revitalization Collaborative with the York Village Study Committee, April 2015.



to assist in pedestrian public safety. The Permit Parking Program is active from May 15 to October 15 of each year. The annual fee for a parking permit is \$40 for applicants under 65 years of age and \$20 for applicants 65 years of age and older. A person is eligible for a parking permit if they meet any of the following requirements:³⁴

- Year-round resident or non-resident property owner of the Town of York.
- Beneficiary or a trustee for property located in York assessed to a trust.
- Active-duty member of the military residing in York.
- Full-time employee of the Town of York.

There are currently seven designated areas where parking permits may be used (Table 8). Metered parking within designated areas is not exclusive to permit parking, but vehicles with a valid permit are exempt from meter and parking regulations.

Table 8. Designated Permit Parking Areas

| Designated Permit Parking Area | Parking Specifications |
|---|---|
| Long Beach Avenue | Permit Parking in metered spaces, from Libby’s Campground, York Street to Nubble Road. |
| Harbor Beach Road | Permit Parking only, excluding those spaces designated for disability. |
| York Beach Ball Field | Permit Parking in designated zone, except Sunday mornings until noon. |
| River Road | Permit Parking only (from the intersection of River Road and Shore Road, 700 feet in a westerly direction, southerly side). |
| Shore Road | Permit Parking only (Beginning at CMP Pole #212 extending to CMP Pole #210, westerly side). |
| Route 103/Wiggly Bridge/ Steedman Woods | Permit Parking only in fourteen designated parking spaces along Route 103. |
| Mount Agamenticus Parking Area | Allows access via Base and Summit parking areas. |

Source: Town of York Permit Parking Program. Note: Permits issued through the Permit Parking Program are not valid in the Ellis Park/Short Sands parking lot or on Railroad Avenue, Ocean Avenue, Beach Street, and Harris Island Road.

York Harbor and York River Parking

As part of their 2019 *York Harbor & River Capacity Study*, GEI Consultants tabulated the approximate number of parking spaces available at each of the main public access sites for York Harbor and York River (Table 9). The study found that, at current use, there was a

³⁴ <https://www.yorkmaine.org/DocumentCenter/View/723/Permit-Parking-Program-PDF>.



general shortage of parking to supply demand near York Harbor and at public water access sites.³⁵ Per the York Harbor Board, in 2021 there were over 600 people who received Harbor Parking Permits for paying Harbor Use fees for mooring or slip space in the harbor or river, while there are only about 21 Harbor Parking Permit spaces available on Harris Island Road.

The study offered the following recommendations for Town consideration to meet expectations for current and future demand:

- Consider offsite parking at a Town-owned property with a shuttle service to landing sites. York Middle School could be a viable option given the proximity to the Harbor and the limited need for summer parking at the school.
- Promote upriver use of River to alleviate parking demand at York Harbor.
- Explore options for development of additional parking capacity near the harbor through property acquisition or a public-private partnership model.

Table 9. Parking at Public Access Sites to York Harbor and York River

| Access Site | Parking Availability |
|---------------------------|---|
| Scotland Bridge Boat Ramp | 5-7 spaces, not delineated. No restrictions. |
| Rice's Bridge Boat Ramp | 15-16 spaces, not delineated. No restrictions. |
| Route 103 Kayak Launch | 14 spaces on Route 103. Town Parking Permit required May 15-October 15. |
| Town Dock #1 | 12+/- spaces. Commercial Fishermen only. |
| Strawberry Island | 21+/- spaces along Harris Island Road. Harbor Parking Permit required. |
| Town Dock #2 | 40+/- spaces along Harris Island Road. No restrictions. |

Source: Adapted from York Harbor/River Capacity Study, GEI Consultants, November 4, 2019.

Mount Agamenticus Parking

The York Water District and 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. This will decrease the number of vehicles parked along the roadway, which will also help improve watershed protection. York voters approved funding in July 2020, which authorized up to \$1.2 million for the project. The York Planning Board granted unanimous preliminary site plan approval on January 27, 2022 and is currently reviewing the project.³⁶

³⁵ York Harbor & River Capacity Study, GEI Consultants, November 4, 2019.

³⁶ <https://www.yorkmaine.org/AgendaCenter/ViewFile/Item/1138?fileID=11759>.



There are currently no parking fees at Mount Agamenticus, though groups of ten or more people are required to pay a user fee based on group size, impact, and planned usage.³⁷ The Town of York Selectboard will determine possible future access fees for parking or trail use.

Potential Climate Change Impacts

York's transportation infrastructure is among its most at-risk infrastructure for damage and disruption from climate change, primarily from flooding due to sea level rise and storm surge. York's roads and bridges are necessary for access to basic needs like food, healthcare, and emergency services and are relied upon for Town services and the everyday travels of those living and working in York. The Nature Conservancy estimates that about 90 addresses in York will be inaccessible with just two feet of sea level rise and storm surge because of flooded roads. This increases to nearly 600 addresses with six feet of sea level rise and storm surge.³⁸

The Southern Maine Planning and Development Commission (SMPDC) has compiled a list of all roads in York expected to be impacted by 1.6, 3.9, and 6.1 feet of sea level and storm surge (Table 10). Some of York's most heavily used roads are at risk of partial closures with just 1.6 feet, including Route 91, Shore Road, and Route 103. Harris Island Road, as well as both town docks, may also be inaccessible, which would eliminate York's only public harbor access points. As a harbor town, access to the water is an important part of York's infrastructure as well as the local economy.

Roads are also at risk of flooding and closures from heavy rainfall during extreme storms. This type of flooding has already been experienced in York, such as during the Mother's Day Storm of 2006 when nearly a foot of rain fell in town over a three-day period.³⁹

In addition to creating access challenges, climate impacts will likely result in increasing transportation maintenance and rehabilitation expenses for the Town, which will need to be factored into the annual budget. Further, much of DPW's maintenance equipment is stored outdoors year-round,⁴⁰ putting this equipment at higher risk of damage from exposure to higher temperatures and more frequent and extreme storms.

³⁷ <http://agamenticus.org/planning-your-visit/groups>.

³⁸ <https://maps.coastalresilience.org/maine/>

³⁹ USGS, Flood of May 2006 in York County, Maine, 3.

⁴⁰ Correspondence with Town of York Department of Public Works.



Table 10. Town of York Roads with Projected Impact by 1.6, 3.9, or 6.1 Feet of Sea Level Rise/Storm Surge

| Road | 1.6 ft | 3.9 ft | 6.1 ft | Road | 1.6 ft | 3.9 ft | 6.1 ft |
|----------------------------|--------|--------|--------|---------------------------|--------|--------|--------|
| Amherst Avenue | | ● | ● | Morningside Drive | | ● | ● |
| Barrell Lane Ext | ● | ● | ● | Northwood Farms Road | | | ● |
| Bay Haven Road | ● | ● | ● | Oak Street | | ● | ● |
| Bay Street | | ● | ● | Ocean Avenue | | ● | ● |
| Bayview Avenue | | | ● | Ocean Edge Lane | | | ● |
| Beach Ball Field Road | | | ● | Ocean House Way | | ● | ● |
| Beach Street | | | ● | Oceanside Avenue | | ● | ● |
| Beachside Court | | ● | ● | Organug Road | | ● | ● |
| Beacon Street | | | ● | Park Circle | | ● | ● |
| Beech Ridge Road | ● | ● | ● | Parker Street | | | ● |
| Beachwood Avenue | | | ● | Payne Road | ● | ● | ● |
| Bett Welch Road | | | ● | Pepperell Way | | | ● |
| Birch Hill Road | ● | ● | ● | Pequanac Place | | ● | ● |
| Braveboat Harbor Road | | ● | ● | Phillips Cove Road | | | ● |
| Broadway Extension | | ● | ● | Pine Island Road | | ● | ● |
| Burnetts Trailer Park Road | | | ● | Pine Street | | ● | ● |
| Caddys Way | | | ● | Pinecrest Drive | | | ● |
| Cape Neddick Road | | | ● | Railroad Avenue | | ● | ● |
| Carey Street | | ● | ● | Railroad Avenue Extension | | ● | ● |
| Ciampa Drive | | ● | ● | Ray Avenue | | | ● |
| Cider Hill Road | ● | ● | ● | Reserve Street | | ● | ● |
| Clark Road | ● | ● | ● | Ridge Road | | | ● |
| Dingle Road | ● | ● | ● | Ridge Road Court | | ● | ● |
| Emus Way | | | ● | River Farm Road | | | ● |
| Ferry Lane South | | | ● | River Lane | | ● | ● |
| Franklin Street | ● | ● | ● | River Road | | | ● |
| Garrison Point | | | ● | Rivermouth Road | | ● | ● |
| Godfrey Pond Road | | ● | ● | Riverside Street | | | ● |
| Gunnison Road | | | ● | Riverwood Drive | | | ● |
| Guy Lane | | ● | ● | Route 103 | ● | ● | ● |
| Harbor Beach Road | | | ● | Saltwater Drive | | | ● |
| Harris Island Road | ● | ● | ● | Schooner Landing | ● | ● | ● |
| Haskell Way | | ● | ● | Scotland Bridge Road | ● | ● | ● |
| Hawk Street | | ● | ● | Sea Rose Lane | | ● | ● |
| I-95 | ● | ● | ● | Seabreeze Lane | | | ● |
| Indian Trail | | | ● | Seabury Road | ● | ● | ● |
| Jo Lenes Drive | | | ● | Shore Road | ● | ● | ● |
| Juniper Road | | ● | ● | Short Sands Road | | ● | ● |
| Kerry Road | | ● | ● | Sparhawk Way | | | ● |
| Kiddie Corner Lane | | | ● | Stage Neck Road | ● | ● | ● |
| Kings Road | | | ● | Stones Throw | | ● | ● |
| Lawrie Avenue | | ● | ● | Strawberry Lane | | ● | ● |
| Lindsay Road | | ● | ● | Summer Breeze | | ● | ● |
| Lois Lane | | | ● | Surf Avenue | | ● | ● |
| Long Beach Avenue | | | ● | Surfore Road | | ● | ● |
| Long Sands Road | | | ● | Tabernacle Road | | | ● |
| Main Street | | ● | ● | Tralee Road | | ● | ● |
| Major McIntire Road | | ● | ● | US Route 1 | ● | ● | ● |
| Maple Street | | ● | ● | Varrell Lane | | | ● |
| Marietta Avenue | | | ● | Walnut Street | | ● | ● |
| Mary Street | | | ● | Wanaque Road | ● | ● | ● |
| Meadow Road | | ● | ● | Webber Road | | ● | ● |
| Midnight Drive | | ● | ● | Western Point Road | | ● | ● |
| Mill Lane | ● | ● | ● | White Birch Lane | | | ● |
| Mitchell Road | | | ● | Whittier Way | | | ● |
| Mooring Drive | | | ● | Wild Kingdom Road | | ● | ● |

Source: Adapted from SMPDC, Tides, Taxes, and New Tactics, July 2021.



What the Community Said

The summary of community feedback below represents the common themes heard during public meetings and events, as well as other outreach. When information is provided from the Fall 2021 Comprehensive Plan Community Survey⁴¹ results, this is specifically noted with the percentage of respondents who replied in this way.

- When asked how they travel in York, approximately 91% of survey respondents said they drive themselves, 56% said they walk, 26% said they bicycle, and 12% said they carpool or rideshare (respondents could select more than one response, 1001 total responses to this question).
- Approximately 59% of survey respondents said transportation options in York should be enhanced or improved (1001 total responses to this question).
- The most popular desired “very important” improvements in York identified by survey respondents were: 1) enhanced bicycle safety improvements (56%); 2) pedestrian safety near the beaches (54%); 3) more transportation options for those who don’t drive (52%); and 4) pedestrian safety near the schools (51%) (590 total responses to this question).
- York has good relationships with MaineDOT.
- Route 1A improvements have helped to relieve traffic congestion.
- There have been a number of recent, significant sidewalk expansion and improvement projects (e.g., along U.S. Route 1 (but more is needed), Village District Road, York Beach, sidewalks along Nubble).
- Town staffing shortages limit the Town’s capacity to plan, design, manage and oversee transportation projects as well as keep GIS records (e.g. sidewalks, shoulders, bike lanes) up to date. The Town may be missing many opportunities for grants and federal/state funding due to lack of capacity to identify, prepare, and estimate projects for grant funding. If infrastructure bills come through, will we be ready to take advantage of the funding?
- Speeding is a concern on roads west of I-95. A plan is needed to implement speed traps, flashing speed signs and perhaps seasonal road bumps to slow traffic.
- There is a need to monitor the efficiency of traffic lights. For example, perhaps signal timing could be changed at the intersection of Beech Ridge Road to reduce recurring back-ups. Can the lights between Stonewall Kitchen and Hannaford’s be coordinated to improve efficiency?
- There is a desired for more “Resident Permit Only” parking and parking enforcement.

⁴¹ There were 1163 responses to the survey. Not every question had a 100% response rate; the number of responses for questions listed below are noted.



- York should more explicitly adopt a Complete Streets policy.
- There is a need more street amenities, trails, and paths for bicycles and pedestrians, especially around schools.
- There is a need more public transportation, including to the beaches and senior transport.
- There is a need to reduce traffic congestion and better manage traffic, especially in the summer.
- There is a need for more electric vehicle charging stations.

Key Takeaways

Enhancing Pedestrian and Bicycle Access and Connectivity

Making it easier for people to walk and bike in York will help facilitate more active lifestyles and reduce the number of cars on the road. The York Village, York Beach, and the U.S. Route 1 areas are within walking and biking distance from many of the town's residential neighborhoods. However, the lack of widespread sidewalks and bike markings, even on some major roads, limit the options for getting around town. Even moving within the town's commercial areas without a car can be uncomfortable because of a lack of consistent sidewalks and crossings, especially along U.S. Route 1. The Town's *Bicycle and Pedestrian Master Plan* highlighted many of these shortcomings and created a list of actionable recommendations for improvements. Having completed this analysis, the Town has an opportunity to move forward with implementing these recommendations, and in some cases have already done so, such as connecting sidewalk gaps on Woodbridge Road.

Beyond the recommendations of the *Master Plan*, there is an opportunity to bring more public awareness to existing pedestrian and bicycle connections by maintaining and sharing regularly updated maps of the networks that are accessible online. The Town should also look at opportunities to use zoning amendments to require bicycle and pedestrian improvements as part of new development.

Exploring Public Transit Options

York is a large town with widespread destinations of interest, meaning walking and biking cannot be alternatives for every local trip. Public transit is the single biggest opportunity to reduce vehicle trips around town, as well as make transportation more equitable for those who are not able to drive for financial, physical, or other reasons. At present, there are limited public transportation options in York; these are on-demand and operate on a limited or first-come, first-served basis. While some of these, including a new non-profit offering, are growing, it can be difficult to predict availability. In the past, private shuttle companies provided more regular service between the York beaches and connections to neighboring



towns in the summer, but these have been on hold since the beginning of the COVID-19 pandemic and their future is unknown.

A significant first step could be replacing the former fixed shuttle service in town, either through a Town-operated service or a public-private partnership, that stops at key destinations such as York Village and York Beach Village, the beaches, Hannaford Supermarket, and parking areas. The shuttle would be especially beneficial in the summer, when congestion and parking issues are most severe, but could be a resource for York residents year-round, perhaps operating in a more limited capacity outside of tourist season. The greatest challenges to establishing a fixed transit service will be funding and getting support. Another challenge is the physical limitations that some older adults may have that prevent them from using these services. Starting service as a pilot program would likely be the best course of action but alternatives will still be needed.

The Town should also explore opportunities for regional transit options to neighboring communities, especially to the transportation hubs in Portsmouth and Wells where connections can be made to Boston, Portland, and other regional destinations. Collaborating with regional planning bodies like SMPDC may open avenues for funding and technical assistance.

Studying Traffic and Parking Impacts

Knowing that driving will be the predominant mode of transportation in York, it is crucial for the Town to understand travel patterns, projections, and traffic and parking capacity constraints. York would benefit from a comprehensive town-wide transportation, traffic, and parking study, as well identifying and prioritizing known problem areas for detailed study and analysis, similar to what was done for the *York Village Master Plan*. The goals of these studies would be to inform projects and regulations that improve circulation, promote safety, and encourage alternative transportation options.

The Town should also continue to prioritize preventative and rehabilitative maintenance of its transportation infrastructure to keep pace with expected increases in usage in coming years, especially in the summer. This includes continuing to perform regular road assessments and updates to paving plans and the Capital Improvement Plan (CIP).

Mitigating Traffic Impacts from Tourism and Peak Summer Population

Many of York's biggest transportation challenges come from the huge spike in visitors and season residents during the summer putting constraints on operations and capacity. Construction season and tourist season tend to conflict, limiting DPW's ability to conduct repairs and upgrades. In order to ensure the most urgent needs are addressed, other less



urgent, but still important infrastructure projects can face delays. An additional challenge to addressing less visible needs is securing funding from voters.

It is important to consider that many summer visitors are day-trippers who contribute significantly to traffic and parking issues, as well as wear and tear on roads, but do not typically generate commensurate revenue for York. The Town could benefit from exploring opportunities to generate more revenue from day-trippers to account for their impact, such as increasing parking fees during peak periods of the day.

Adapting to Climate Change

Sea level rise and more extreme storms are likely to have significant and growing impacts on transportation access and maintenance in York. The Town will need to be proactive about projects to adapt its transportation system to the impacts of climate change. This includes re-evaluating standards for infrastructure in vulnerable areas and getting voter support for climate resilience investments that may generate some resistance. Fortunately, the state has placed a high priority on climate preparedness and important funding opportunities may come from the state.

Transportation is the second largest source of greenhouse gas emissions in the town (23% of emissions in 2019),⁴² so opportunities to reduce emissions should be explored. Actions that encourage people to walk, bike, and use transit in York will help reduce vehicle miles traveled (VMT). Supporting the switch to electric vehicles (EVs) will also help drive down emissions. Ways for the Town to make an impact include installing public EV charging stations and leading by example by adopting a green fleet policy and transitioning Town-owned vehicles to EVs.

⁴² Information in this section is taken from the Town of York's climate planning efforts of 2021-22.



Town, Public Facilities & Services

Town government, public facilities, and services comprise the many basic support systems needed for the Town and its residents to thrive. The existing conditions and expected future needs of public buildings, infrastructure, and public services are key considerations in long-term planning. The Town has generally kept up with facility improvements and maintenance needs and employs a core staff to oversee Town services. 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...

- Town of York government
- Town public facilities and services
- Services and programs provided by other entities
- Potential impacts of climate change
- What the community said
- Key takeaways

Town of York Government

The Town of York is governed by a Selectboard/Town Manager/Town Meeting form of government. There is a five-member Selectboard. The Town consists of an elected seven-member Budget Committee, seven-member (two alternates) appointed Board of Appeals, and an appointed seven-member (two alternates) Planning Board. These bodies work collaboratively to recommend ordinance and code amendments to the Selectboard for placement on the town-wide ballot. There is also a five-member School Committee that addresses broad issues of policy regarding the public schools in York.

As of February 2022, the Town had 24 Boards, Commissions, and Committees¹ with specific charges and responsibilities. Members of these entities are all volunteers:

¹ <https://www.yorkmaine.org/>



Appeals Board
Assessment Review Board
Bicycle & Pedestrian Committee
Budget Committee
Cable TV Regulatory Commission
Cliff Walk Committee
Committee for Veterans' Affairs
Committee to Combat Racism and Bias
Conservation Commission
Design Review Board
Energy Steering Committee
Harbor Board
Historic District Commission
Municipal Social Services Review Board
Parks & Recreation Board
Planning Board
Recycling Committee
Senior Citizens Advisory Board
Shellfish Commission
Sohier Park Committee
Town Hall Building Committee
Village Revitalization Committee
York Housing Authority (operates as a non-profit)
York Fire Service Planning Committee

The Town Office's government is comprised of 13 departments, including the following:

Town Manager's Office
Town Clerk/Tax Collector
Code Enforcement
Tax Assessor
Finance
Human Resources
Parks & Recreation
Planning
Town of York Police Department
Public Works
School Department
York Beach Fire Department
York Village Fire Department



The Center for Active Living operates as part of Parks & Recreation, the General Assistance Program is administered through York Community Services Association, and the York Public Library operates as a separate non-profit but receives partial funding from the Town.

Town Public Facilities & Services

The following conditions were compiled from information provided by the Town and other public and non-profit entities. While background documents, reports, and studies were valuable, a significant amount of information was provided directly by very cooperative and thoughtful Town staff and other related municipal and non-profit staff through interviews, conversations, and correspondence.

Within the Town of York, public facilities are owned, operated, and maintained by several municipal entities, as well as by affiliated and non-affiliated organizations, agencies, and non-profits. The Town itself owns approximately 93 parcels of land, totaling just under 300 acres (Fig. 1).² The Town's public facilities are located on several of those parcels, mostly to the east of U.S. Route 1, including Town Hall, two Fire Departments, one Police Station, four Public Works Facilities, one Recycling/Composting Facility, two Elementary Schools, one Middle School, one High School, one School Superintendent's Office, two Town Docks, and 14 Parks and Recreation Facilities (Fig. 2).

Town Hall Building & Services

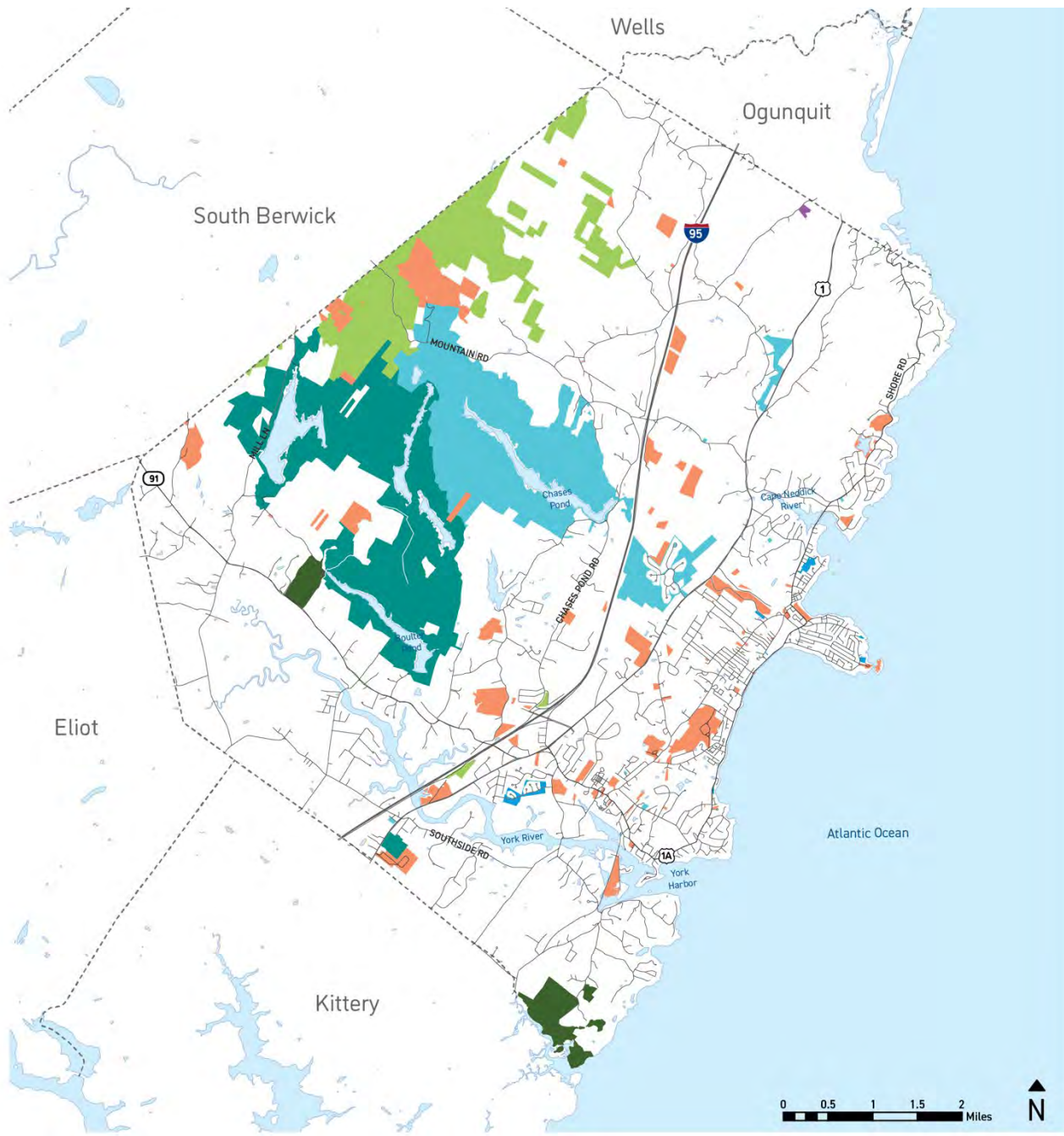
The Town provides many services in departments that are not always at the forefront in visibility, such as Code Enforcement, Finance, Human Resources, Planning, Tax Assessment, Town Clerk/ Tax Collector, Town Manager's Office. These departments are located within Town Hall.

The historic Town Hall building was originally constructed in 1811 as the York County courthouse. The facility, which is approximately 12,000 square feet, houses the Town Manager's office, the Finance Department, the Planning Department, the Assessing Department, the Town Clerk and Code Enforcement, and the Tax Collectors Department. Several surveys and reviews of the existing building and the needs of the staff and public have highlighted accessibility and security issues, as well as inadequate office, meeting, and public record space. In response to the studies, the Town Hall Building Committee has been advising the Selectboard on the current planning, design, and budgeting for renovation and expansion of Town Hall in its current location.

² Town of York 2020 Assessor's Data.



Figure 1. Government and Publicly-Owned Land



Data Sources: 2020 Town of York Assessors, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset.
Map created by CivicMoxie.

- | | |
|--|--|
|  State of Maine |  York Sewer District |
|  Town of York |  York Water District |
|  Federal |  Kittery Water District |
|  Town of Ogunquit | |



Figure 2. Town of York Facilities



Data Sources: Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.

- | | | |
|--|---|--|
| <p>Schools</p> <ul style="list-style-type: none"> 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 | <p>Public Safety</p> <ul style="list-style-type: none"> ⑥ York Police Department ⑦ York Beach Fire Department ⑧ York Village Fire Station <p>Public Works</p> <ul style="list-style-type: none"> ⑨ York Public Works Department ⑩ Public Works Barns | <ul style="list-style-type: none"> ⑪ Public Works Barn ⑫ Recycling + Composting Facility <p>Other</p> <ul style="list-style-type: none"> ⑬ Town Hall ⑭ Parks + Recreation Dept Office ⑮ Center for Active Living ⑯ Town Dock #1 ⑰ Town Dock #2 |
|--|---|--|



Port City Architecture was hired in 2021 to begin the planning and design for the Town Hall Building project. In January 2022, the consultant presented a preliminary design with an approximately 3,000 square foot, two-story addition and a full basement with a connection behind the existing Town Hall building. Preserving as much of the original building as possible, the estimated \$6.4 million renovation (not including an approximate \$950,000 contingency) will improve accessibility, as well as add functional office and meeting spaces. The expansion costs were budgeted for, and included in, the Town’s Capital Program budget.



York Town Hall, existing facility 2022.



Conceptual entry for proposed Town Hall addition. Source: Town of York



Conceptual street view for proposed Town Hall addition. Source: Town of York

Town Hall Offices Staffing

Current staffing levels of the departments within Town Hall have been sufficient to continue providing basic vital services to the residents and community. However, concerns were raised during the comprehensive planning process about being able to continue to meet expected levels of service with increasing demands. In addition, current staffing levels place limits on the ability of some departments to collect and monitor data and track trends in town. Several departments that specifically mentioned potential staffing concerns include Code Enforcement, Finance, Human Resources, Planning, and Town Clerk/Tax Collector.

Public Safety

The Town of York has several departments that are not housed in Town Hall, including Public Safety. The Town of York's public safety services include the York Police Department, the York Village Fire Department, and the York Beach Fire Department. Additional services related to public safety include York's Emergency Management Director³ and the York Ambulance Association, a non-profit that provides emergency ambulance services.

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."⁴ In conjunction with the ordinance, the Town has an Emergency Services document that outlines protocols, responsibilities, and

³ This position was elevated from Emergency Management Specialist to Director as of early 2022 and is located in the Town Manager's Office.

⁴ Town of York Emergency Management Ordinance, <https://www.yorkmaine.org/DocumentCenter/View/708/Emergency-Management-Ordinance-PDF>



procedures in responding to an emergency.⁵ The Town of York is also part of the York County Emergency Management Agency's *2015 York County, Maine Hazard Mitigation Plan*.⁶

York Police Department

York Police Department (YPD) services range from traffic and parking oversight to mental health support, 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, changes in town demographics, including an aging population and possible higher year-round population on top of seasonal peaks, result in increased calls and greater enforcement needs. These changes, as well as changing federal and state laws, policies, and procedures will challenge the department's existing capacity.

Calls for Service

Calls for service heavily increase during the summer peak tourist months (Tables 1 and 2) with spikes in the Short Sands/Long Sands Beach areas (Table 3). The U.S. Route 1 Corridor also sees an increase in calls for service during summer months. From 2018 through 2020, the number of calls for service increased in May, peaking in July and August (3,087 in August of 2020), and then gradually decreased in September through October.

Table 1. Total Calls for Service (for All Jurisdictions), 2018-2020

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Grand Total |
|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
| 2018 | 2111 | 1964 | 2091 | 2015 | 2248 | 2431 | 3241 | 3292 | 2839 | 2367 | 2217 | 2208 | 29024 |
| 2019 | 2245 | 1678 | 1933 | 2062 | 2180 | 2351 | 3261 | 3089 | 2493 | 1925 | 1816 | 1832 | 26865 |
| 2020 | 1977 | 1794 | 2007 | 1781 | 2267 | 2318 | 3031 | 3087 | 2447 | 2019 | 2088 | 2040 | 26856 |
| Grand Total | 6333 | 5436 | 6031 | 5858 | 6695 | 7100 | 9533 | 9468 | 7779 | 6311 | 6121 | 6080 | 82745 |

Source: York Police Department

Table 2. Total Calls for Service (within Town of York only), 2018-2020

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Grand Total |
|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
| 2018 | 1623 | 1538 | 1640 | 1617 | 1693 | 1747 | 2481 | 2592 | 2306 | 1926 | 1771 | 1882 | 22816 |
| 2019 | 1814 | 1397 | 1567 | 1640 | 1663 | 1728 | 2431 | 2296 | 1925 | 1473 | 1411 | 1374 | 20719 |
| 2020 | 1571 | 1386 | 1599 | 1469 | 1816 | 1720 | 2177 | 2211 | 1852 | 1491 | 1592 | 1607 | 20491 |
| Grand Total | 5008 | 4321 | 4806 | 4726 | 5172 | 5195 | 7089 | 7099 | 6083 | 4890 | 4774 | 4863 | 64026 |

Source: York Police Department

⁵ Town of York Emergency Management Plans <https://www.yorkmaine.org/596/Emergency-Management-Plans>

⁶ York County, Maine, *Hazard Mitigation Plan*, 2015

<https://cms1files.revize.com/sacome/Emergency%20Management/York%20County%20Hazard%20Mitigation%20Plan.pdf>



Table 3. Top Ten Locations for Calls for Service (within Town of York only), 2018-2020

| Street Name | 2018 | 2019 | 2020 | Grand Total |
|------------------|------|------|------|-------------|
| ROUTE 1 | 5421 | 4339 | 4111 | 13871 |
| YORK ST | 1898 | 1704 | 1405 | 5007 |
| HANNAFORD | 988 | 855 | 703 | 2546 |
| CIDER HILL | 789 | 854 | 726 | 2369 |
| LONG BEACH | 698 | 578 | 1033 | 2309 |
| SHORT SANDS PARK | 746 | 653 | 704 | 2103 |
| LONG SANDS | 758 | 649 | 643 | 2050 |
| SHORE RD | 488 | 367 | 445 | 1300 |
| I-95 | 414 | 467 | 374 | 1255 |
| ROBERT STEVENS | 377 | 433 | 341 | 1151 |

Source: York Police Department

Of note, 2020 data showed some different call patterns for certain locations, including Sohier Park, where the number of calls jumped from 258 in 2018 and 249 in 2019 to 386 in 2020. Further, Ocean Avenue experienced 195 calls in 2018, 192 in 2019, and then an increase to 294 in 2020. Lastly, at Mount Agamenticus, the call numbers increased from 116 in 2018 and 93 in 2019 to 232 in 2020.

Over the past several years, the YPD has experienced a dramatic increase in the severity of calls for service and an increase in calls for service year-round due to the seeming overall increase in population year-round. Specifically, calls involving mental health issues have increased, as well as Operating Under the Influence (OUI) crashes and arrests, which have become a problem at all hours of the day. The YPD has seen a rise in electronic crimes,⁷ scams, petty larceny, child abuse and neglect, as well as domestic violence. The top complaints received by the department from citizens are traffic-related issues.

The average recent response time for service calls, provided by the YPD in February 2022, was 6 minutes and 25 seconds. The YPD indicated that increased development west of U.S. Route 1 and to the far northern and southern portions of town has caused an increase in response time, as well as stretched resources. The amount of traffic, particularly on U.S. Route 1 and in the beach areas during the summer months, has had an impact on response times.

⁷ Electronic crimes are criminal activities that involve a computer, such as the stealing of data or other fraud.



York Police Station. Source: Town of York

Facilities and Equipment

The YPD moved to its current location, at 9 Hannaford Drive, in 2017 after extensive renovations to the former American Legion post. The facility currently meets YPD's needs. Rapidly changing technology and policies mean the YPD projects additional need for newer and more technologically current equipment for officer safety and efficiency to ensure public safety and trust in the department. These needs are projected to include increasing the fleet, updating the weapons system, introducing body cameras, and improving the records management system. Other projected needs include updates to the computer-assisted dispatch system and additional electronic and information technology systems and equipment.

Staffing

In 2020, the YPD was allocated 27 officers with an additional personnel position that was reallocated by the Town to fund the Emergency Management Director role. Staff positions (including and in addition to officers) were allocated as follows:

- Four Command Staff positions (Chief's position to be filled), structured as a Chief, a Deputy Chief, and two Lieutenants – one Lieutenant overseeing Administrative Personnel, Communications Division, and the Criminal Investigative Division (CID) and the other Lieutenant overseeing Patrol, Harbor Masters, and Animal Control.
- CID Division, including one Detective Sergeant, three Detectives, one Task Force Officer, and two School Resource Officers.
- Patrol Division, including four Sergeants and 12 Patrol Officers, as well as a fluctuating number of Reserve Officers and Community Service Officers.
- Administrative Staff, consisting of three full-time Administrative Assistants and one part-time Administrative Assistant.
- Communications (Dispatch), consisting of eight Communications Specialists.



- Animal Control Division, consisting of two part-time Animal Control Officers who are “extremely busy and overworked”.⁸
- Harbor Master Division, consisting of one part-time Harbor Master and two part-time Assistant Harbor Masters.

Overall, it has been very difficult for YPD to recruit and retain officers. With vacancies for several positions, the department may need to consider increasing wages and improving benefits to attract and retain high quality staff. Lack of available housing that is affordable to employees and the requirement for staff to live within the 30-mile (approximately 30-minute) radius of the police station has been additionally challenging to recruitment efforts. There have also been difficulties in hiring part-time/summer officers and this has put greater demands on existing staff, which also impacts response time.

Traffic Division

The YPD currently does not have a Traffic Division, though the Acting Chief indicated that a Traffic Division would be able to address many of the town’s traffic-related concerns, as well as complete the Patrol schedule, which would improve overall public safety. In order to create this division, the Acting Chief noted there is a definite need for two or three additional officers.

Based on the national average of 2.4 sworn officers per 1,000 inhabitants, the approximately 15,000 year-round town residents would require a York Police Department force of 36 officers, which is higher than the current allocation of 27 officers. This does not take into account the seasonal population peaks which are much higher and could justify additional seasonal staffing.

Additionally, YPD is responsible for law enforcement throughout York, which includes the Mount Agamenticus Region, as well as the York Water District and York Land Trust properties. The department has been able to patrol these areas, having worked with the York Water District to receive a state grant to allow for officers to conduct enforcement details on ATVs. The state grant is year-to-year and not guaranteed. Without this funding, YPD could not adequately patrol these areas or fund the ATVs needed to access these areas in times of emergencies.

Other divisions of the YPD have indicated a need for additional staffing support, such as Animal Control. York Emergency Communications and the Harbor Master Divisions are further detailed below.

⁸ Correspondence with Acting Chief of York Police Department, December 2021.



York Emergency Communications Center

Emergency calls are responded to and routed through the York Police Department's Communications Center. The York Emergency Communications Center is the regional Public Safety Answering Point (PSAP) for the communities of York, Kittery, Eliot, Ogunquit, Wells, and Kennebunkport. As a regional PSAP center, York's dispatchers receive and transfer all Emergency 9-1-1 calls (E 9-1-1) for the previously listed communities.

All E 9-1-1 call takers are Emergency Medical Dispatcher (EMD) certified, and all PSAP personnel are Emergency Fire Dispatching (EFD) certified. Since both EMD and EFD certifications are required of staff at the dispatcher center, these protocols require a center to have at least a minimum of two dispatchers on duty 24 hours a day to ensure compliance with these rules. In 2020, the Communications Center was staffed by eight full-time and three part-time dispatchers. York's Communications personnel are responsible for handling a multitude of tasks and receive all types of calls for services and assistance. Staff are charged with dispatching the appropriate agencies such as police, fire, ambulance, water, sewer, highway departments, as well as other local, state, and federal agencies. The Communications Center currently provides full dispatch services for the Town of York and handled 28,574 calls for service in 2020.

As of December 2021, the schedule for dispatchers included 16 hours of overtime built in every single week due to insufficient staffing. An additional ninth dispatcher, as well as a possible Dispatch Supervisor, will likely be needed to maintain the current level of service and public safety, particularly if the York PSAP Center adds additional regional towns and agencies to its service area.

As a regional PSAP center, the Town has contracts with other towns for its services, providing additional revenue to cover costs of the center. Discussions about regionalization are ongoing with other towns. York has been actively seeking partnerships with other agencies because consolidation and additional regionalization are the future for communication centers in Maine. As the regional PSAP, the Communication Center received approximately 13,200 E 9-1-1 calls in 2020. This is an increase of over 1,200 E-911 calls from those received the previous year. This is due to the closure of the Maine State Police PSAP Center in Gray, with many of those calls from the I-95 corridor being redirected by the cell towers to York's Center.

Harbor Master Division

The Harbormaster Office is tasked with balancing the needs of commercial and recreational users of York Harbor with the primary focus being safety. While under the Police Department, the Harbormaster Office enforces the rules, regulations, and policies set by the Harbor Board.

In 2020, the Harbormaster Office included three part-time positions – the Harbor Master and two Assistant Harbor Masters. As of January 2021, with the retirement of the Harbor Master and one of the Assistant Harbor Masters, the YPD was searching to fill a full-time Harbor



Master position. The office is supplemented by the Harbor Reserve Officer position, created to address the growing use of the Town Dock area. Officers assigned to this position were responsible for traffic management, parking enforcement, town ordinance issues, patrolling Fisherman's Walk and Steedman Woods, and education and community-building.

Ongoing Harbormaster Office activities include:

- Continued promotion of safety through education, especially important for those not familiar with the harbor or boating.
- Active management of the mooring list to increase accessibility for boaters in the harbor, as well as oversight of the temporary mooring assignment program.
- Implementation of recommendations from the 2019 *York Harbor & River Capacity Study* by GEI Consultants, Inc. (see Appendix A4: Marine Resources Current Conditions).
- Continued discussion around parking issues, particularly on Harris Island Road, with the YPD, the Harbormaster Office, and the York Harbor Board.

Types of Assists and Responses:

- Boater assists from towing, to sinking, to responding and assisting the U.S. Coast Guard with searches for lost vessels or vessels having engine trouble.
- Responses to complaints regarding wake speed, trees in river, jet skis, swimming, kayaking, paddle boarding in the river or off the beach. These responses are to complaints at York, Braveboat, and Cape Neddick Harbors.
- Assists to boats in distress - outside harbor assists include mostly tows back to the harbor and inside harbor, and sinkings at moorings or docks due to lack of bilge or dead batteries.
- Paddle craft incidents inside and outside the harbor – outside the harbor mostly involve distress calls from shore and inside the harbor mostly involve boater difficulty with currents or boater lack of life jacket.
- Additional assists provided, such as fireworks, swim races, barge escorts, etc.

Regional Coordination

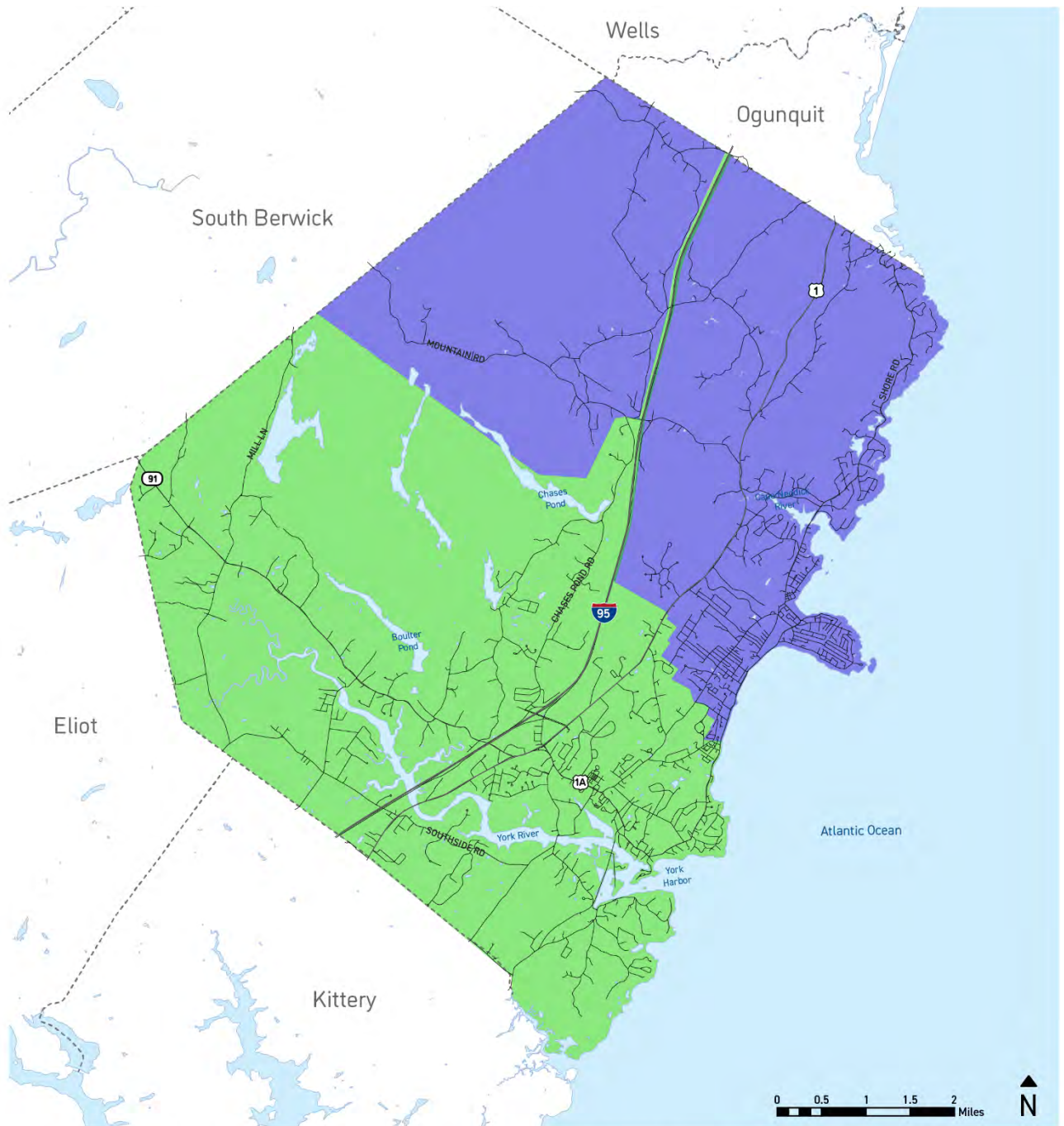
The York Police Department not only patrols and services the Town of York but also works collaboratively with neighboring communities' police departments and the State Police. In covering large areas that are conserved or used for limited recreation, including the Mount Agamenticus area, York PD has been working with the York Water District to provide coverage that also includes York Land Trust properties. As noted above, the YPD also includes the York Communications Center, which is the regional PSAP (Public Safety Answering Point) for the communities of York, Kittery, Eliot, Ogunquit, Wells, and Kennebunkport.

York Fire Departments



The Town of York has two Fire Departments covering different geographic areas – York Village Fire Department and York Beach Fire Department (Fig. 3).



Figure 3. Fire Protection Zones Map



Data Sources: Town of York GIS, Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset. Map created by CivicMoxie.

-  York Village Fire Department Protection Zone
-  York Beach Fire Department Protection Zone



York Village Fire Department (YVFD)

The York Village Fire Department's (also referred to as York Fire Department or YVFD) service area generally includes the southern portion of town, including York Harbor and a portion of the west side of town, including Chases Pond Road and Route 91 all the way to the Eliot Line.

Calls for Service

The call volume for the YVFD has grown approximately 30% in the last eight years. In 2010, the department responded to approximately 800 calls per year, and more recently the department has been logging upwards of 1,300 to 1,400 calls per year (Table 4). The YVFD sees some seasonal peaks during the warmer months, particularly in motor vehicle accidents and medical aid calls.

While calls to the YVFD have always varied in nature, a few years ago, more of the service calls were for fire-related incidents – house, car, and brush fires. In recent years, however, the department has received more service calls for car accidents, medical aid, public assists, carbon monoxide, and gas leaks. Medical aid and car crashes are the call types that are continually increasing, though the severity of car crashes is diminishing, presumably due to safety technology. While the overall call volume has been increasing, there has been a general reduction in structure/building fires with substantial dollar damages.

Average emergency response times for service calls in 2021 varied between four to six minutes. For the far-reaching locations on the western end of York, the average response times ranged between eight to twelve minutes depending on road conditions, with snow and ice conditions potentially adding an additional four to seven minutes to responses. In recent years, however, the fire department has been able to reduce the response times which it attributes to upgrades in fire apparatus that include newer designs and better diesel engines.

Heavy traffic along the U.S. Route 1 corridor and the Maine Turnpike has been noted, particularly on Fridays and weekends all throughout the summer and into the fall, with the tourist season stretching longer into the fall months over the last 20 years. Traffic congestion at times presents challenges to responding emergency scenes. Location-wise, there have also been more brush fires in the more rural areas of town.



Table 4. York Village Fire Department Total Calls for Service, 2015 - 2021

| 2015 - 2020 Total Calls; Medical versus Fire Sub-Totals | | | |
|--|----------------|-------------|-------------------------|
| Year | Medical | Fire | Year Call Total* |
| 2015 | 661 | 447 | 1,207 |
| 2016 | 800 | 372 | 1,267 |
| 2017 | 774 | 440 | 1,301 |
| 2018 | 810 | 385 | 1,301 |
| 2019 | 803 | 405 | 1,342 |
| 2020 | 825 | 379 | 1,275 |
| 2021 | 923 | 396 | 1,431 |

*"Year call total" also includes public assists, mutual aids, and special rescue/water rescue, which do not fall under the "Medical" or "Fire" call categories.

Source: Town of York Annual Reports; York Village Fire Department



York Village Fire Station

Facilities and Equipment

The York Village Fire Station is located at One Firehouse Drive. The facility was originally constructed in 1979 to replace an older building at the site. Recently, the fire department was able to upgrade its auto extraction equipment through a fund drive (non-taxpayer funded) and hopes to repeat this fund-raising success in the near future for an off-road vehicle for the rescue of hikers. Equipment upgrades and additions will be ongoing to maintain high levels of service.



Staffing

YVFD staffing includes three full-time firefighters and 35 to 40 part-time members. At least 35 members are firefighter I and II qualified with many also being Emergency Medical Technicians (EMTs), with additional support members.

York Beach Fire Department (YBFD)

The York Beach Fire Department service area generally includes the northern portion of town, including Long Sands Beach and Short Sands Beach.

Calls for Service

Over the last six years, the call volume has generally stayed consistent (Table 5). A year with an increase in calls would typically be the result of a significant event or events, such as a weather event. With the recent coronavirus pandemic, YBFD noticed a slight increase in calls for service to the Mount Agamenticus area, presumed to be the result of increased outdoor activity.

The VBFD’s average emergency response times for service calls in 2021, was similar to YVFS’s. Response times varied between four to six minutes; eight to twelve-minute response times were noted further out from the villages, particularly to the far north and western ends of town. Bad weather can add an additional four to seven minutes to these responses in snow and ice conditions. As with the YVFD, the YBFD has been able to reduce response times, attributing these improvements to upgrades in fire apparatus that include newer designs and better diesel engines.

The York Beach service area has always created response challenges as responders have to drive up the one-way street with proper use of warning lights and sirens. The opening of Short Sands Road has significantly improved the against-traffic responses and increased safety.

Table 5. York Beach Fire Department Total Calls for Service, 2015 - 2020

| 2015 - 2021 Total Calls; Medical versus Fire Sub-Totals | | | |
|--|----------------|-------------|-------------------------|
| Year | Medical | Fire | Year Call Total* |
| 2015 | 476 | 318 | 931 |
| 2016 | 418 | 311 | 888 |
| 2017 | 452 | 368 | 989 |
| 2018 | 394 | 374 | 921 |
| 2019 | 425 | 395 | 998 |
| 2020 | 473 | 336 | 952 |
| 2021 only until 10/31 | 450 | 287 | 915 |
| **"Year call total" also includes public assists, mutual aids, and special rescue/water rescue, which do not fall under the "Medical" or "Fire" call categories. | | | |

Source: York Beach Fire Department



York Beach Fire Station

Facilities and Equipment

The York Beach Fire Station is located at 18 Railroad Avenue. Originally constructed in 1917, the facility has always been used by the Fire Department but has also been shared with Police and a community center until 1977 when it was solely designated for YBFD use. Past improvements include additions and renovations in 1965, 1985, and 2002. As of late 2021, the Fire Chief has noted that the facilities and equipment are adequate for staff. Due to its location, the station is scheduled for retrofitting to address flooding and sea level rise issues. Ongoing upgrades, replacement, and additions to equipment will be necessary to maintain quality of service.

Staffing

Current staffing at the YBFD consists of three full-time firefighters and emergency medical personnel that rotate shifts to staff the station 24 hours per day, seven days per week, 365 days per year. The call force firefighters and emergency medical responders are made up of a group of approximately 25 men and women. The YBFD Chief reported a total of 35 staff members in 2021.

YVFD and YBFD Staffing and Regional Coordination

Staffing

While most Maine communities have been struggling with low numbers of call responders both in fire and emergency medical services, York has been fortunate to have adequate numbers of dedicated and well-trained members on the call forces of both of its fire departments.



As of December 2021, the previously volunteer call firefighters at both YVFD and YBFD could choose to become part-time Town employees. The paid call force plan originated from discussions within the two fire station's memberships and was very well supported by the town voters.

While the call members are required to live in York or a neighboring town (within approximately 30-minutes of the stations), the paid career members do not have the same residency requirement.

The York Village and York Beach Fire Departments are currently participating in a facilitated process to chart a course for the future of the fire service in York for the next ten years. This process includes a facilitator, firefighters, dispatchers, fire chief officers, dispatchers, members of the public, as well as relevant Town departments, such as Human Resources. As of January 2021, the process was almost midway through, with several joint meetings still scheduled and a comprehensive report to be published. The purpose is to set future planning goals for increased staffing, future fire station locations, and apparatus replacement schedules. These discussions are also exploring the possibility of combining the two separate fire departments into one town-wide fire service.

Likely as part of the current planning process, YBFD has noted that as the town continues to grow and evolve, there may be increased need for additional staffing, primarily for ambulance/medical service. York Ambulance Association, the town's current ambulance provider, could provide these services if they are willing and able to do so. There are also other contracted ambulance services that are able to provide additional services, but if the Town were to take over providing ambulance service through the fire departments, it would require doubling the full-time fire staff at absolute minimum.

Regional Coordination

Both fire departments have worked well, and coordinated closely with each other, as well as with the York Beach Fire Department, York Police Department, and York Ambulance Association. Both fire departments also work collaboratively with neighboring communities' fire departments and regional and state emergency services.

Department of Public Works (DPW)

The Town of York's Department of Public Works (DPW) administrative headquarters is located at 115 Chases Pond Road. The department has three other facilities, including the Public Works Barn at 810 U.S. Route 1 that the Town purchased from MaineDOT with plans for this site to become the future consolidated home of DPW headquarters.

DPW provides construction, operations, infrastructure management, maintenance, and program services for town residents. Despite staffing challenges, including struggles to increase capacity during peak tourist times with seasonal hires, DPW has managed to



maintain its high quality of services that range from roadway maintenance and repair to trash and recycling and other facility maintenance.

Infrastructure Construction and Maintenance

With some exceptions, roadways in York are operated and maintained by their owners (e.g., the state operates and maintains most state-owned roads and associated infrastructure, the Town (DPW) operates and maintains most Town-owned roads and their infrastructure). There are a number of privately-owned roads in York. Private roads and their infrastructure are generally the responsibility of the private owners (e.g., homeowners' associations) (see Appendix A8: Transportation Current Conditions).

The DPW is responsible for construction and maintenance of the Town's roadways and Rights-of-Way, bridges, sidewalks, and street lights. The DPW also maintains the Town's parking meters and its recycling and composting facility, as well as oversees seawall construction management along Long Sands Beach and the Town's stormwater system, and other public rights-of-way and easements. As part of streetscape maintenance, DPW provides summer mowing, cutting, clipping, as well as seasonal winter snow removal. The department also manages trash pick-up and recycling/composting in town.

Unlike DPWs in some other towns and communities, the York DPW doesn't oversee all Town-owned facilities. In York, several Town departments are responsible for regular maintenance and services related to their own departments' facilities and properties, such as the Parks and Recreation Department properties and the School Department facilities.

Additional information and detail regarding roadway and related streetscape infrastructure construction and maintenance by DPW is in Appendix A8: Transportation Current Conditions.

Solid Waste and Recycling

The York Department of Public Works oversees the private sector contract that provides trash and recyclables curbside collection for Town residents on a weekly basis. DPW's website provides updated information about waste collection and disposal, including information about the Town's permit-based Recycling and Composting Facility for items not accepted for curbside pickup. The Recycling and Composting facility also accepts universal waste (twice a month) and household hazardous waste collection days (once a month).

The Town adopted an Ordinance regulating solid waste collection, recycling, and disposal, which was recently amended on May 22, 2021, with a schedule of enforceable standards. The Ordinance mandates recycling for residences and special residences.⁹

⁹ Town of York, Ordinance Regulating Solid Waste Collection, Recycling, and Disposal and Mandatory Recycling for Residences & Special Residences Rules and Regulations.



Below is waste generation data over the course of ten years from 2010-2019 for the Town of York that was generated for the Town’s 2021-22 climate planning work.

Table 6. Change in Town of York Waste Generation from 2010 to 2019

| | 2019 Volumes | 2010 Volumes | % change from 2010 to 2019 |
|---|--------------|--------------|----------------------------|
| Statewide Average (from MDEP MSW report 2021; 2017) | 0.63 | 0.57 | 11% |
| Residential per capita tonnage | 0.39 | 0.35 | 11% |
| Commercial tonnage | 0.24 | 0.22 | 10% |
| Ratio of Residential to Commercial (assume same ratio for 2010) | 1.625 | 1.625 | 0% |

Sources: Waste data from Town of York, 2010 U.S. Census population data, Casella, and Maine Department of Environmental Protection, and Maine DEP’s Maine Solid Waste Generation and Disposal Capacity Report: Calendar Year 2015, January 2017.

Stormwater Management and Infrastructure

Stormwater infrastructure in the Town of York is largely associated with roadways. For the most part, roadways in York are operated and maintained by their owners, including the State of Maine, the Town of York, and private owners (e.g., homeowner’s associations).

York’s wastewater and stormwater systems are separate; there are no combined systems or Combined Sewer Overflows (CSOs) in town.

Stormwater infrastructure in York is primarily maintained by the DPW. On state roads, stormwater infrastructure may be maintained by either MaineDOT or the Town depending on maintenance agreements. The DPW maintains the stormwater facilities that it operates using an asset-management-based approach, and the Town also inspects and cleans its catch basins annually and works with vendors to complete this work. Stormwater maintenance has been adequate and thorough with no notable improvements needed to stormwater maintenance at this time. Based on conversations with DPW staff, future development is not expected to adversely affect the effectiveness of current stormwater maintenance practices but should be periodically evaluated.

York is regulated under the General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4). Since the first *York County MS4 (Southern Maine Stormwater Working Group or SMSWG) Annual Report* in 2013 and the adoption of the Stormwater Chapter for its Comprehensive Plan Inventory and Analysis in November 2015, the Town has made significant investments in infrastructure and ongoing maintenance of its stormwater system as well as in supporting policies, regulations, and ordinances.

As of June 30, 2020, per the *York County MS4 (SMSWG) Annual Report Permit Year 7*, York had the following infrastructure in the Urban Area (a U.S. Census designated area based on population density):

- 139 piped and ditch outfalls



- 636 catch basins and 52 drain manholes (1095 structures mapped town-wide)
- 273 ditch segments

York's Urban Area falls entirely within a single watershed – the Frontal Drainages of Southern York County Watershed (Fig. 4).

As one of the action items in the *Stormwater Program Management Plan for York County MS4s*,¹⁰ York adopted a Post-Construction Stormwater Management Ordinance in 2014 that requires proper operation and maintenance of privately-owned stormwater infrastructure (e.g., stormwater ponds). This is tracked by the Town Stormwater Manager and reported annually (Fig. 5). Other program management actions in the SMSWG's *Stormwater Program Management Plan for York County MS4s* were complemented or supplemented by York's Comprehensive Plan Stormwater Chapter.

York is in compliance with the MS4 requirements (National Pollutant Discharge Elimination System (NPDES) Phase II), which include:

- Public Education and Outreach
- Public Involvement
- Illicit Discharge
- Detection and Elimination
- Construction Stormwater Management
- Post-Construction Stormwater
- Pollution Prevention and Good Housekeeping

Stormwater Program Management, Maintenance, and Enforcement

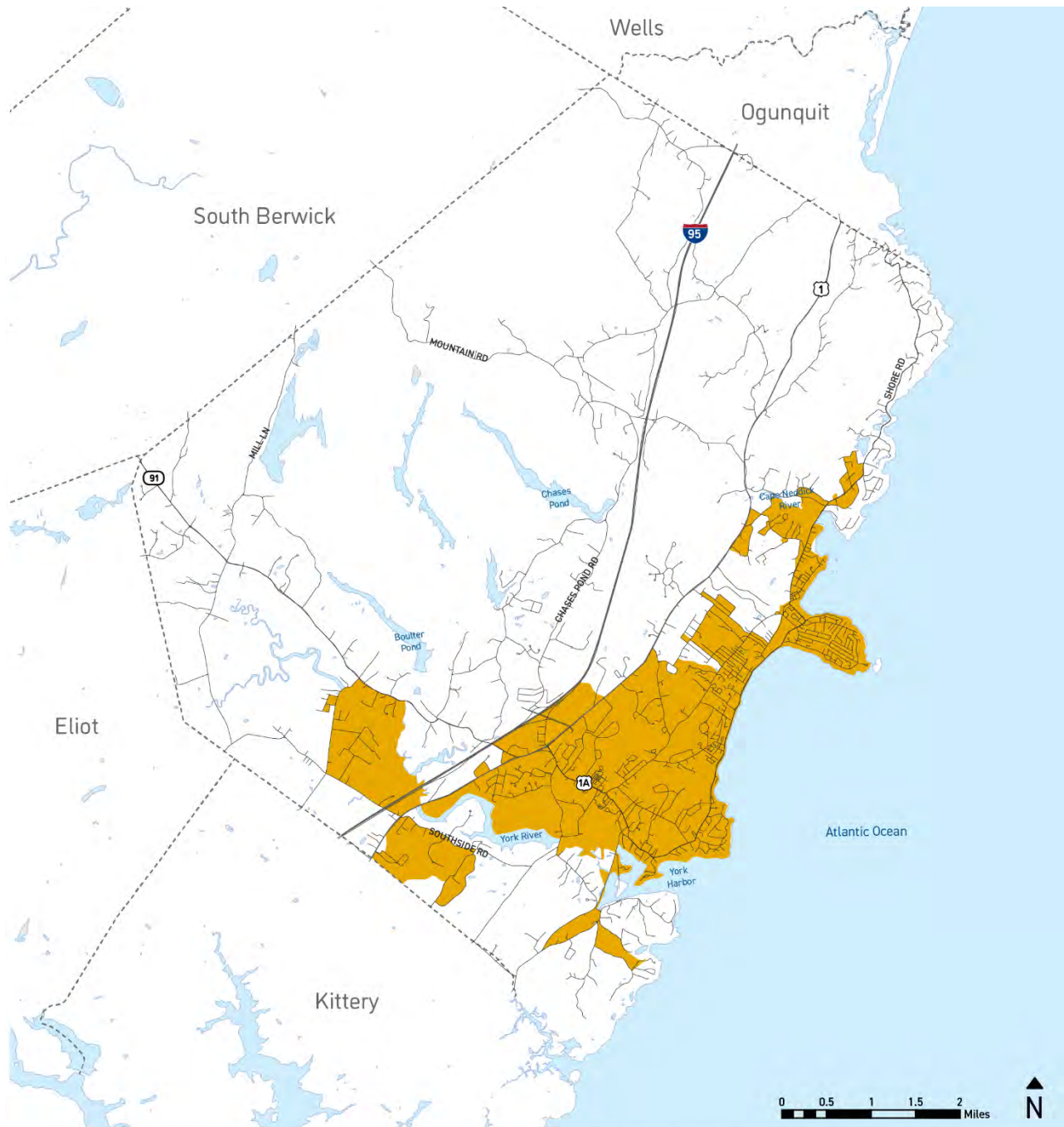
While the majority of stormwater infrastructure construction and maintenance is done by DPW, the Town's Stormwater Manager position falls within the Code Enforcement Department. The current Stormwater Manager is also the assistant Code Enforcement Officer, as well the Assistant Shoreland Resource Officer, and Local Plumbing Inspector.

The Stormwater Manager coordinates within the Code Enforcement Department and has worked closely with DPW, the Planning Department, York Fire Departments, Conservation Commission, York Water District, and York Sewer District as stormwater issues have arisen in town. With program and service delivery, enforcement, management, and coordination, as well as continuously updated state policies and regulations, additional staffing capacity may be needed in the future to continue maintaining excellent program management and enforcement, particularly in Code Enforcement and DPW.

¹⁰ <https://www.yorkmaine.org/DocumentCenter/View/367/Stormwater-Program-Management-Plan-PDF>



Figure 4. 2010 U.S. Census Designated Urban Area in York



Data Sources: 2010 U.S. Census, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.


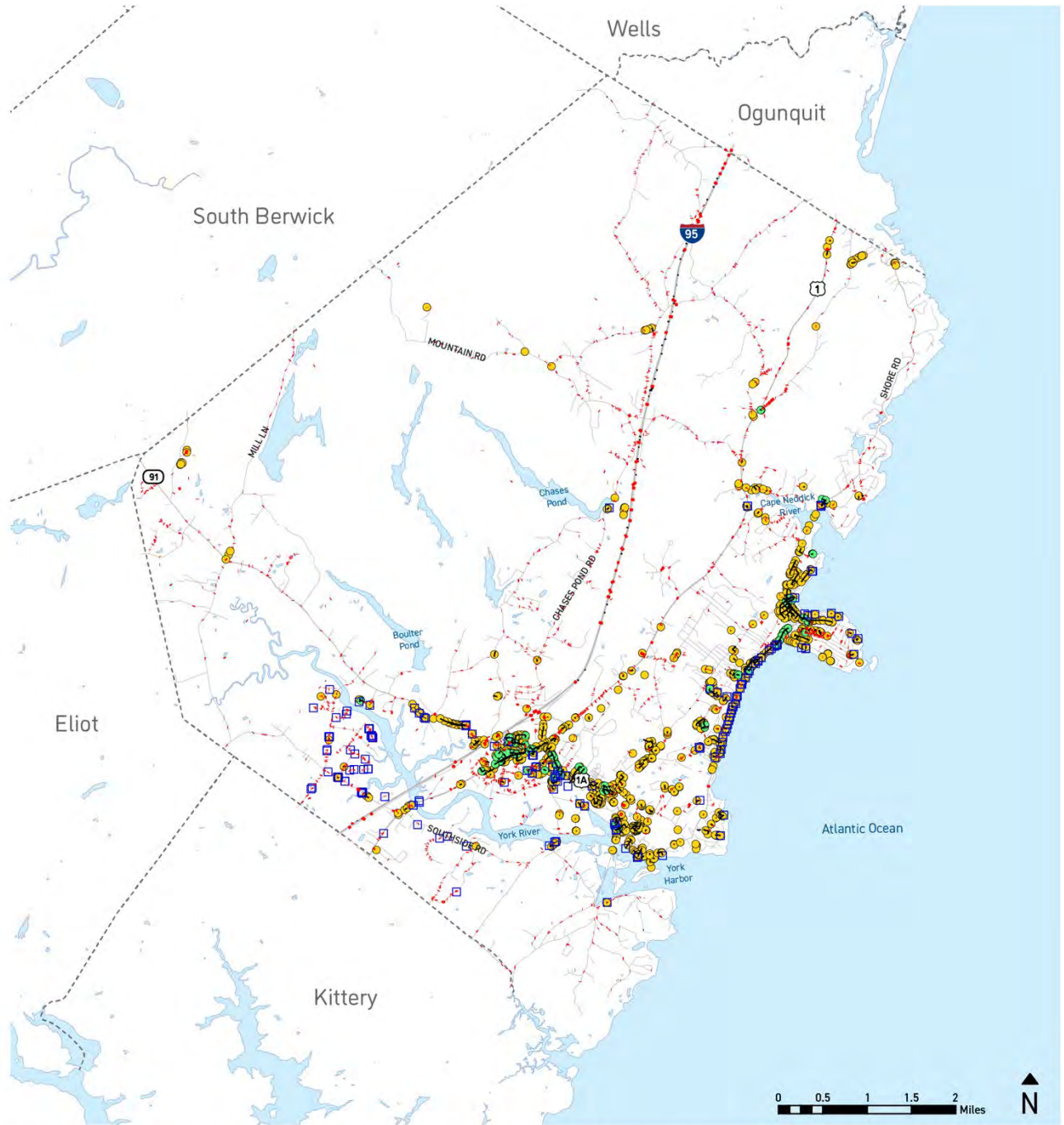





 2010 U.S. Census Designated Urban Area



Figure 5. York Stormwater Infrastructure Map



Data Sources: Town of York GIS, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.

- | | |
|---|---|
|  Culvert |  Catch Basin |
|  Gravity Drainage Pipe |  Drain Manhole |
|  Drainage Outfall | |



Regional Coordination

Stormwater and stormwater management is recognized as an issue best addressed on a regional level, particularly for smaller communities. York is a member of the Southern Maine Stormwater Working Group (SMSWG), which includes the communities of York, Kittery, Eliot, Berwick, and South Berwick, working collaboratively to protect stormwater from pollution. The five towns are each subject to the *2013-2018 General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4s)*, which was administratively continued until 7/1/2021 (Permit Year 8).

Per the *York County MS4 (SMSWG) Annual Report Permit Year 7*, the Towns of Berwick, South Berwick, Eliot, Kittery, and York worked with the Casco Bay Interlocal Stormwater Working Group (ISWG) on a *Stormwater Awareness Plan*. The SMSWG also worked with ISWG and the Cumberland County Soil & Water Conservation District (CCSWCD) on continuing Statewide Awareness outreach and public education tasks, such as the Maine Think Blue Program¹¹ for public education and outreach.

It is anticipated that SMSWG will continue to work collectively and collaboratively to address stormwater issues for the near and long term.

Street Tree Program

York does not currently have a street tree program. The Town removes and manages hazard trees on an as-needed basis but does not have a routine planting or management program.

DPW Facilities

As previously mentioned, the DPW has four facilities, two of which are located outside of the Town's 2006 Growth Area. Those two facilities are the current DPW Headquarters on Chases Pond Road and the Witchtrot Road Recycling and Composting Facility.

The DPW's main office is located at 115 Chases Pond Road. This approximately 5,000 square foot facility serves as the administrative headquarters and houses much of the department's equipment. Limited storage space has meant that much of DPW's equipment is parked outdoors year-round, leading to increased maintenance costs and accelerated corrosion. To reduce future maintenance and equipment costs, DPW has requested improved workspace and upgraded equipment. In response, the Town purchased property at 810 U.S. Route 1 from MaineDOT in 2018 where DPW will eventually be able to move and consolidate all operations.

While some of the space at this location is currently being used for storage, a number of improvements need to be made before the transition of this location to accommodate all DPW operations and storage can happen, including construction of office space and increasing capacity for equipment storage. The budget and plans for renovations to the facility were

¹¹ <http://thinkbluemaine.cumberlandswcd.com/>



previously in the Town's Five-Year Capital Program but were recently delayed and pushed back past FY27.

The Public Works Barn at 14 Rogers Road. was built in 1975 and provides an additional 2,200 square feet of work and storage space for the department. It includes a workshop for creating signs, storage for parking meters, maintenance areas, and storage for a sidewalk and roadway sweeper. While the space is small, it is adequate for some storage and allows the DPW to mobilize equipment to beach areas quickly. There may be a future need to adapt this facility to sea level rise.

DPW's Recycling and Composting Facility is located at 65 Witchtrot Road. The recycling and composting center is where recycling bins are stored and universal waste disposal is carried out. This facility, with outbuildings of approximately 2,800 square feet, provides additional department storage. While the buildings could benefit from minor repairs, they are generally in good condition.

Staffing

As of 2021, the York DPW has 17 full-time staff, including the following: the DPW Director, one Foreman, one Administrative Assistant, two Crew Leaders, one Fleet supervisor, one Mechanic, one Mason, eight Heavy Equipment operators, and one Laborer. The DPW supplements its full-time staff with seasonal employees – summer demand for street cleaning and maintenance related to heavier beach and visitor activity and landscape management, and winter demand for snow and ice clearing. Town voters have been very supportive of fulfilling equipment needs for the DPW's wide variety of services. However, eventually equipment improvements will be insufficient and the department will need additional staffing to maintain its quality of service. The DPW has a similar employee requirement to the York Police Department; employees must live within 30 miles/minutes of town.

Seasonal demand for increased services presents a major staffing challenge for the DPW. The department is staffed for the town's year-round population, but both the residential and daytime populations increase dramatically during the summer months. These population increases create additional needs for services. Seasonal staff, as noted by other Town departments, have been more difficult to recruit. The DPW has been looking to neighboring towns and the state for ways to address this issue since hiring challenges have been impacting all the communities in the state since before the pandemic.

Regional Coordination

The Town partners with neighboring communities through the Southern Maine Planning and Development Commission (SMPDC) and the Kittery Area Comprehensive Transportation Commission (see Appendix A8: Transportation Current Conditions). The DPW coordinates with MaineDOT for roadway and stormwater related infrastructure construction and maintenance.



DPW has long had a good working relationship with the Federal Emergency Management Agency (FEMA), specifically regarding infrastructure construction, renovation, and maintenance related to storm and weather impacts.

Parks and Recreation Department (Parks & Recreation)

Programs and Services

York's Parks & Recreation Department provide many Town services, including programming, operations, and maintenance of many 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 with the most popular offerings including youth sports, summer camps, adult fitness programs, and older adult services.

Parks & Recreation and the Center for Active Living (which is under the purview of Parks & Recreation) are major providers of community services in town, offering residents a wide range of programs. Parks & Recreation has also been able to meet evolving resident needs and demands through creative programming and use of its staff and spaces. In order to continue delivering high quality services for the increasing and aging population, along with facility challenges and the changing nature of privatized sports and athletics, Parks & Recreation may need additional Town resources in the future. (See Appendix A3: Natural Resources Current Conditions and Appendix A7: Recreation Current Conditions).

Facilities

Parks & Recreation is responsible for operations and maintenance of 14 facilities in town. These facilities include buildings, parks, and athletic fields. The department works very closely, and shares athletic facilities, with the School Department, as well as with neighboring towns, such as Kittery's Recreation Department, and privately owned and operated athletic facilities.

The Parks and Recreation Department main offices are located in the Grant House at Goodrich Park (200 U.S. Route 1). This facility has very limited meeting space and no programming space. The department's program offerings are run out of multiple decentralized sites and within the Town's schools. This lack of dedicated program space will limit the department's ability to continue to adapt and grow programming to meet the demands of the community in the future. Particularly noticeable during the COVID-19 pandemic, the schools were not open for public use, which severely constrained the department's programs. A community center that includes program and recreation space has been on the long-term list for the Five-Year Capital Program for several years and has recently been elevated for inclusion in the FY2023-27 Capital Program budget for a design and location study in FY27.



Below is a list of the Parks and Recreation facilities and properties. For a full list and description, see Appendix A7: Recreation Current Conditions.

- Bog Road Field
- Strawberry Island
- Goodrich Park
- Moulton Park
- Sohier Park & Gift Shop
- Ellis Park / Short Sands Beach
- Long Sands Beach and Bath House
- Harbor Beach and Bath House
- Cape Neddick Beach
- Hartley Mason Reserve (maintained by Parks & Recreation)
- Mount Agamenticus and Mount Agamenticus Lodge
- Town Farm & Community Gardens
- York Beach Ball Field
- Center for Active Living

In addition to its own facilities, Parks & Recreation has agreements with other municipal entities (some formal and some not) to assist in maintenance of other properties adjacent to, but not specifically under, the department. These properties include portions of the York Water District's land around Mount Agamenticus, as well as the York Public Library. The Parks & Recreation Department's responsibilities also include maintenance of veteran grave sites and ancient burial grounds located throughout town.



Parks & Recreation Barn at Bog Road Fields



Staffing

Parks & Recreation currently has a core year-round staff of ten full-time employees. The department also has five year-round, part-time employees. Annually, Parks & Recreation hires approximately 100 seasonal, part-time employees and works with many recreation instructors and contractors throughout the year.

While Parks & Recreation has been experiencing similar issues as other departments regarding finding sufficient seasonal hires, the department's priority in terms of staffing needs is the addition of full-time staff at Mount Agamenticus. The increasing usage of the department's facilities and outdoor spaces and the expanded infrastructure improvements at Mount Agamenticus will require increased operational support. The department seeks to make the two current part-time positions full-time and permanent. Specifically, the move from part-time to full-time could mean the Mount Agamenticus Trails, Facilities and Grounds Supervisor position would take on a considerable increase in leadership and responsibility to include strategic planning and fundraising, along with park stewardship, mapping, and construction. The Mount Agamenticus Park Attendant/Outreach Specialist position could become the Outreach and Education Coordinator and take on a considerable increase in visitor use, volunteer, and gift shop management, along with program, activity, and learning oversight at the Lodge. Additionally, if a park use fee is instituted, there will need to be part-time and/or year-round parking attendants and custodians for collection and enforcement.

Parks & Recreation will continue to actively look for new and sustainable funding support for programming, maintenance, and staffing but may need additional Town support to continue providing high levels of service and supporting conservation of the Town's investments.

Regional Coordination

Parks and Recreation actively partners with other Town departments, including the Police Department and DPW, and several regional and non-profit organizations for conservation, management, and maintenance of conserved lands. The department has also partnered with neighboring communities, such as the Town of Kittery, for recreational programming, as well as with private recreational facilities (see Appendix A3: Natural Resources Current Conditions and Appendix A7: Recreation Current Conditions).

Center for Active Living

The Center for Active Living (formerly the Senior Center) operates under the York Parks & Recreation Department and is one of the Town's major community service providers. The Center has its own building and separate staff who administer and run programs for older adults (50 years and over) with priority for residents (non-residents pay an annual user fee). Programs range from its dining room/meal program to a wide range of educational, recreational, and social events and activities.



The Center reaches about 600 households via its mailing list and issues a monthly newsletter and program guide with a calendar of programs, services, and events. Among its well-utilized services is the dining room/meal program which offers home-cooked lunches Tuesday through Friday at a suggested meal donation of \$5.00, with reservations required in advance. The Center provides a café in the dining room with coffee, tea, hot chocolate, and muffins free of charge, Monday through Fridays 9:00-11:00am, as a relaxed, drop-in opportunity for socializing.

There are also periodic special lunches throughout the year. The in-person dining was temporarily modified due to the COVID-19 pandemic, with Wednesdays being dine-in and the other three days being a drive-through pick-up service. However, during the pandemic, the demand for lunches increased. As an example, during a week in the summer of 2021, the Center provided 65 meals for lunch (take-out) during the pandemic whereas their previous sit-down service was closer to 50 people per meal.

While the Center has been able to meet current demand, staff have seen a need for additional overall support for aging-in-community, meaning addressing issues of housing, transportation, other services for widowed or single older adults, and information and service referral. Among these needs, transportation options for its participants as well as continued support for social networking were identified as especially essential.

Facilities

While the Center has been able to meet the current demand for its services with the existing staff, the COVID-19 pandemic highlighted the issue of lack of space for its programs and activities. The Center has its own facility at 36 Main Street in York Beach. This building was originally a four-room schoolhouse (York Beach Elementary School) constructed in 1901. 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. The Center was unable to use its own space due to size constraints, resulting in the rental of larger, private spaces for some programs. The renovation of 36 Main Street is on the Capital Plan for FY24 for improvements and additional program space, as well as other community spaces and is currently in the preliminary design stage.



Town of York's Center for Active Living

Cemeteries

While Parks & Recreation does provide some maintenance to veteran grave sites and ancient burial grounds located throughout town, this does not include cemeteries. The York Comprehensive Plan Inventory & Analysis Municipal Capacity Chapter (2009) identified 220 cemeteries and family burial grounds in York, but noted that the Town does not own or manage any of them. The Chapter notes that the only active cemetery in the town is that of the First Parish Church in York Village, which, as of 2009, was expected to have adequate capacity for the coming few decades. No new information has been located at this time or projected capacity challenges raised.

York Schools

York is known for its high-quality public school system. During the planning process for the 1999 Comprehensive Plan, school enrollment had been undergoing rapid growth, and improvements and additions were made to meet those demands. In the past several years, in tandem with trends reflective of an aging population (the median age in York rose from 46.5 to 52.2 years between 2010 and 2019), student enrollment has been declining. The School Department has been taking into account different student enrollment scenarios in its future staff and facilities planning.

School Facilities

York's School Department's facilities include two elementary schools, one middle school, one high school, and one School Superintendent's Office. The school facilities include outdoor playground and athletic facilities that are shared with other Town departments, primarily Parks & Recreation.

All five of the York School facilities are located within the Town's 2006 Growth Area, east of U.S. Route 1. While various enhancements and modifications to sidewalks and roadways adjacent to some of the schools have been made to improve pedestrian and bicycle safety for



students, the schools have not indicated a marked increase in non-vehicular transportation for students and staff, to and from school.

The School Department had a full assessment of all facilities prepared by the Cordjia Capital Projects Group, called the *Property Condition Assessment*, completed in September 2021. With the information from the study, the School Department will develop a plan for all of their facilities for the next five to ten years. Overall, the properties are all in good condition, with no major concerns or issues. No major expansions or new school construction are currently anticipated. Recent capital projects include upgrading the tennis courts at the High School and repaving the parking lot at Coastal Ridge Elementary.

The Central Office (Superintendent's Office) is located at 469 U.S. Route 1. This administrative building for the School Department is approximately 7,000 square feet in size. Purchased around 2000, it adequately houses the entire administrative staff of the Superintendent's Office and excess space is leased to private commercial entities.



York School Department Central Office Sign

Coastal Ridge Elementary School is located at One Coastal Ridge Road and was constructed in 1991. The school serves students in grades two through four. A recent capital project included repaving the school's parking lot.



Left: Coastal Ridge Elementary School; Right: Village Elementary School

Village Elementary School at 124 York Street was expanded in 1974 and 1991 and currently serves students in grades kindergarten through second grade. A one-class pre-kindergarten program was run by a local preschool provider for one year within the school, but was paused due to the COVID-19 pandemic, and a decision has not been made regarding restarting the program.

York Middle School, located at 30 Organug Road, was significantly expanded in 2001 with a 105,000-square foot addition. It presently serves students in grades five through eight, with capacity for 800 students.

York High School is located at One Robert Stevens Drive. The facility serves students in grades nine through twelve and has capacity for 800 students. The High School was built in 1977 and remodeled in 1999 and again in 2009. The York Community Auditorium was constructed and opened at the High School in 2018. An upcoming capital project at the High School will upgrade the tennis courts.



Left: York Middle School; Right: York High School



The York Community Auditorium, as one of the York High School Performing Arts facilities, opened in February 2018. The \$10.2 million addition to York High School included a new 750-seat theater, stage, conference room, lobby, concession stand, school store space, recording studio, auditorium control room, and dressing rooms. The auditorium is used by the School Department and other Town departments, and is available for public use. Additional school facilities, including the gymnasiums and athletic fields, are also used extensively by the Parks & Recreation Department.

School Enrollment and Projections

School enrollment across York’s four public schools decreased by approximately 12% between 2012 and 2021 (Tables 7 and 8). The School Department is taking into account enrollment scenarios, including the continuing trend in lower enrollment that could have an impact on facilities needs and programming decisions.

As of December 1, 2021, the York School Department’s projected total school enrollment for the 2022-2023 school year is an estimated 1,580 students (an earlier projection was 1,618 students). From school year 2010-2011 to 2022-2023, that would be a decrease in 296 students and a projected decrease of 15.78%.

Table 7. 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 |
|-------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------------|--------------------|
| # 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 Department

Table 8. York Public School Student Enrollment by School, 2012-2021

| School | School Year | | | | | | | | | | Chg 2012-2021 | %Chg 2012-2021 |
|--------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|----------------|
| | 2011-2012 | 2012-2013 | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 | 2018-2019 | 2019-2020 | 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>



Future changes in the town's overall student-age population will be impacted by the overall demographics shift to an older population in York as well as by housing availability/affordability for families with children. Any short or long-term impacts of school enrollment from the COVID-19 pandemic have not yet been determined.

In response to the availability of space and the request for pre-kindergarten programming, the School Department provided a classroom within Village Elementary for a year to a local pre-school provider who was authorized to receive state-aid vouchers. The cost to the Town was minimal, especially since there was existing classroom space available. The School Department was also able to more easily provide some special education services to the students identified as needing those services starting at age three, such as speech and occupational therapy. A decision has not been made about restarting the program post-pandemic.

There is new state funding available for public pre-kindergarten that the School Department could use to run a public pre-kindergarten classroom; however, there would likely be additional costs.

School Staffing

The York School Department has been adept at adjusting staffing to meet the needs of its student population. For FY 2022, the School Department had 344 employees, including 304 full-time and 41 part-time employees. Looking at FY 2023, York Schools has already planned for anticipated staffing with adjustment, restructuring, and reassignments to meet educational needs and class sizes. They expect to have sufficient staff for the next school year although it has been noted that the hiring of non-educational but essential positions, such as facilities management, food services, and administrative staff, has become more challenging in recent years.

General Conditions of Facilities and Equipment

The general physical conditions in Table 9 do not include assessments of energy use of existing Town and School facilities.



Table 9. General Physical Conditions of Town of York Facilities and Equipment

| Town of York Facilities | General Condition |
|---|---|
| <p><i>York Town Hall (186 York Street)</i></p> <p>Constructed in 1811 as the York County Courthouse, 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.</p> <p>To address inadequate office, meeting, and public record space, Town Hall is currently undergoing planning and design for renovation and expansion on the existing site. Port City Architecture was hired to begin the project. Currently in the planning stages, the project cost is estimated at approximately \$6.5 million.</p> | <p>Renovation and addition in Planning and Design stages.</p> |
| <p><i>Town Docks #1 and #2</i></p> <p>There are two Town Docks in York Harbor. Both docks are located on Harris Island Road. Town Dock #1 is generally for commercial fishermen, and Town Dock #2 is generally for recreational boaters, though there is some crossover between the two. Town Docks #1 and #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 kayakers and other small water craft. For more information on increased demand for recreational and commercial water access, see Appendices A4 and A7. The Town Docks are maintained by the York Harbor Board and the York Police Department. Both Town Docks are projected to be exposed to inundation with as little as 1.5 feet of sea level rise and storm surge, which could happen by 2050 or earlier.¹²</p> | <p>Adequate condition but have capacity challenges and threats (to Docks and access to Harris Island Road) from projected sea level rise.</p> |
| <p>Public Safety</p> | |
| <p><i>York Police Department (9 Hannaford Drive)</i></p> <p>The Police Department moved to its current location at 9 Hannaford Drive in 2017 after extensive renovations to the former American Legion post. The facility currently meets the Department’s needs.</p> | <p>Good condition.</p> |
| <p><i>York Beach Fire Station (18 & 20 Railroad Drive)</i></p> <p>Originally constructed in 1917, the facility has always been used by the Fire Department but has also been shared with Police and a community center. It has been entirely designated for Fire Department use since 1977. 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.</p> | <p>Old facility and faces threats from projected sea level rise. Adequate for current equipment and staffing levels.</p> |

¹² Maine Geological Survey sea level rise/storm surge models



| | |
|---|---|
| <p><i>York Village Fire Station (One Firehouse Drive)</i></p> <p>This facility was originally constructed in 1979 to replace an older building at the site. A second building that existed to the rear of the current facility collapsed and was never replaced, which has resulted in equipment being parked outdoors and subject to weather and corrosion, resulting in greater maintenance costs. Recently, the Department was able to upgrade auto extraction equipment through a fund drive (non-taxpayer funded) and hopes to repeat in the near future for an off-road vehicle for rescue of hikers.</p> | <p>Older facility, adequate for current equipment and staffing levels.</p> |
| <p>Public Works</p> | |
| <p><i>York Public Works Department (115 Chases Pond Road)</i></p> <p>This facility serves as the administrative headquarters for the DPW and houses much of the Department's equipment. It is approximately 5,000 square feet in size. Limited storage space has meant that much of the DPW equipment is parked outdoors year-round, leading to increased maintenance costs and accelerated corrosion. DPW has reported a need for improved work space and upgraded equipment. The Town has purchased property at 810 U.S. Route 1 where DPW will eventually move all operations.</p> | <p>Headquarters to be moved to new facility at 810 U.S. Route 1.</p> |
| <p><i>Public Works Barns (810 U.S. Route 1)</i></p> <p>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.</p> | <p>Needs new construction and improvements to accommodate DPW headquarters and central storage.</p> |
| <p><i>Public Works Barn (14 Rogers Road)</i></p> <p>The Public Works Barn on Rogers Road was built in 1975 and provides an additional 2,200 square feet of work and storage space for the department. It includes a workshop for creating signs, storage for parking meters, maintenance areas, and houses a sidewalk and roadway sweeper. The Department reports that while the space is small, it is adequate for some storage and mobilizing equipment to beach areas quickly. There may be a future need to adapt this structure to address projected sea level rise.</p> | <p>Small structure in good condition. May need future adaptation to accommodate projected sea level rise.</p> |
| <p><i>Recycling and Composting Facility (65 Witchtrot Road)</i></p> <p>The Department of Public Works has a recycling and composting center where recycling bins are stored and universal waste disposal is carried out. This facility, with outbuildings of approximately 2,800 square feet, provides additional department storage. There have been some minor repairs to the buildings and they are in good condition.</p> | <p>Good condition.</p> |
| <p>Parks and Recreation</p> <p>Note: see Appendix A7: Recreation Current Conditions for further details on other facilities managed and maintained by York's Department of Parks and Recreation.</p> | |



| | |
|--|---|
| <p><i>Parks and Recreation Department Office (200 U.S. Route 1)</i></p> <p>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. The Department currently stores vehicles at the Bog Road Maintenance Barn (40 Bog Road). Many recreation programs are offered at school facilities and athletic fields.</p> | <p>In need of improvements and too small to accommodate meetings or programs.</p> |
| <p><i>Center for Active Living (36 Main Street)</i></p> <p>This facility was originally a four-room school house (York Beach Elementary School) constructed in 1901. This 12,000-square foot building is projected to be inadequate in the coming years continue to meet the evolving needs of the town's aging residents.</p> | <p>Undergoing renovation (design phase). May not be adequate to serve the needs of a growing older population.</p> |
| <p>Schools</p> | |
| <p><i>The School Department will utilize its Property Condition Assessment study, completed in September 2021 by Cordjia Capital Projects Group, for planning facility improvements, renovations, and other infrastructure projects for all of its properties for the next five to ten years. Currently all properties are in overall good condition.</i></p> | |
| <p>Central Office (Superintendent's Office) (469 U.S. Route 1)</p> <p>The current School Department Administrative building is approximately 7,000 square feet in size; some of this area is rented as private, commercial space. The building was purchased around 2000 and adequately houses the entire administrative staff of the Superintendent's Office.</p> | <p>School Department's 2021 Property Condition Assessment, indicated that overall, all properties in good condition with no major concerns.</p> |
| <p><i>Coastal Ridge Elementary School (One Coastal Ridge Road)</i></p> <p>Constructed in 1991, this facility serves students in grades two through four. Recent capital projects included repaving the parking lot.</p> | <p>Good condition.</p> |
| <p>Village Elementary School (124 York Street)</p> <p>Expanded in 1974 and 1991, the current facility serves students in grades Kindergarten through two. Pre-Kindergarten program (one class) was run for one year within Village Elementary but closed due to the COVID-19 pandemic with reopening not yet determined.</p> | <p>Good condition.</p> |
| <p><i>York Middle School (30 Organug Road)</i></p> <p>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-square foot addition.</p> | <p>Good condition.</p> |



| | |
|---|---------------------------------------|
| <p><i>York High School (One Robert Stevens Drive)</i></p> <p>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 square feet, and again in 2009 with a 10,900-square foot instructional music space. The York Community Auditorium opened at the High School in 2018. Recent capital projects include upgrading the tennis courts.</p> | <p>Good condition.</p> |
| <p><i>York Community Auditorium (One Robert Stevens Drive at York High School)</i></p> <p>Opened in February 2018, the \$10.2 million addition at York High School included a 750-seat theater, stage, dressing rooms, new conference room, lobby, concession stand and school store space, recording studio, and auditorium control room. As one of the York High School Performing Arts Facilities, the YCA is managed through the School Department and is available for public use.</p> | <p>Good condition, built in 2018.</p> |

Source: information compiled from interviews with Town staff and the Town’s website www.yorkmaine.org.

Town of York’s Capital Program

The Town of York annually updates its Capital Program (or Capital Improvements Plan – CIP) for all Town infrastructure, facilities, and equipment needs. Town fiscal priorities for some facilities have been previously discussed in this section. More detailed information regarding the Town’s most recent Capital Program, priorities, and budget can be found in Appendix B York CIP and Fiscal Capacity.

General Town Staffing

Table 10 shows a compilation of Town staffing information, including future needs. Through discussions, interviews, and feedback from Town departments, several departments reported specific immediate or future staffing needs to accommodate the increased or changing public demand for services.

Table 10. Town Departments Staffing Capacity

| Town of York Staffing | Future Needs |
|---|---|
| MUNICIPAL ADMINISTRATIVE | |
| <p><i>York Town Hall (186 York Street)</i></p> <p>Overall, the staffing level in Town Hall has not grown much in ten years despite growth in town population and in new construction. Some departments may need additional staffing, particularly to take on additional tasks of data collection and tracking trends to better measure implementation of the Comprehensive Plan and track progress and impacts of new development, changes in population, and climate change. Town staff report that current staffing has been just able to maintain their levels of service but will not be able to handle additional increased demands from the public. The Town Hall expansion will result in additional facility space to support increased staffing.</p> | <p>Need for increased staffing and staff retention.</p> |



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|--|---|
| <p>Departments in Town Hall that have specifically raised staffing concerns include Code Enforcement, Finance, Human Resources, Planning (though there has been a new hire as of January 2022), Town Clerk/Tax Collector.</p> | |
| <p><i>Parks and Recreation Department</i> (Facilities include Office at 200 U.S. Route 1), Center for Active Living at 36 Main Street, and maintenance/management of various other facilities around town – see Appendix A7: Recreation Current Conditions).</p> <p>In 2021, Parks & Recreation had a year-round staff of ten full-time employees and five part-time employees. Annually, they hire approximately 100 seasonal, part-time employees and work with additional recreation instructors and contractors throughout the year.</p> <p>The department highlighted priority staffing needs, specifically the addition of full-time staff at Mount Agamenticus to manage the increasing use and infrastructure improvements as well as new programs and services. (More detail included in Parks & Recreation section)</p> <p>Additionally, if the park use fee is instituted, part-time and/or year-round staff will be needed for collection and enforcement.</p> <p>Finding sufficient seasonal employees has been an issue, similar to several other departments.</p> <p><i>Center for Active Living</i></p> <p>Currently, the Center has sufficient staffing for its programs and services. However, an increase in space, as is currently being designed, that will allow for additional programs and services, will correspond to a future need for additional staffing.</p> | <p>Immediate need for more staff, with priority at Mount Agamenticus.</p> |
| <p>PUBLIC SAFETY/ENFORCEMENT</p> | |
| <p><i>York Police Department (9 Hannaford Drive)</i></p> <p>In 2020, YPD was allocated 27 officers with an additional personnel position that was reallocated to fund the Emergency Management role. A shared mental health position with Kittery and Eliot will be hired in FY22.</p> <p>Staff positions and numbers (more detail provided in the YPD section) were allocated in the following divisions: Command, CID Division, Patrol Division, Administrative, Communications (Dispatch) Center, Animal Control, and Harbor Master Division.</p> <p>Recruiting and retaining officer has been a challenge with vacancies for several positions. Housing affordability is a challenge since staff are required to live within 30 miles/minutes of town.</p> <p>Like other departments, part-time/summer staff hiring has been challenging.</p> <p>Future reported staffing needs include additional patrol force (including Traffic/Parking Division), Animal Control, Communications Dispatch, and other specialist positions.</p> <p><i>York Communications Center (part of YPD)</i></p> <p>Through 2021, there has been consistent insufficient staffing. An additional ninth dispatcher, as well as a possible Dispatch Supervisor, will likely be needed to maintain the current level of service and public safety.</p> | <p>There is a request for an additional dispatcher on the May 2022 ballot.</p> <p>Will need additional positions/divisions to accommodate demand.</p> |



| | |
|---|--|
| <p><i>Harbormaster Office</i></p> <p>As of early 2022, the one Harbor Master and two part-time Harbor Master assistants, are to be replaced by a full-time Harbor Master and one part-time Harbor Master assistant.</p> | |
| <p><i>York Beach Fire Station (18 & 20 Railroad Drive)</i></p> <p>YBFD Chief reports a total of 35 staff members in 2021, three of which are full-time firefighters and emergency medical personnel. The call force is made up of a group of approximately 25 men and women. As of December 2021, the previously volunteer firefighters could choose to become part-time Town employees.</p> <p>Affordable housing is reportedly also a challenge in recruiting new staff.</p> | <p>Currently sufficient.</p> |
| <p><i>York Village Fire Station (1 Firehouse Drive)</i></p> <p>YVFD staffing includes three full-time firefighters and 35 to 40 part-time members. At least 35 members are firefighter I and II qualified with many also being EMTs, with additional support members. As of December 2021, the previously volunteer firefighters could choose to become part-time Town employees.</p> <p>The Department hasn't had any new positions since 1985, but they have a sufficient call force at this time.</p> | <p>Currently sufficient.</p> |
| <p>PUBLIC WORKS</p> | |
| <p>York Public Works Department (Facilities at 115 Chases Pond Road, 810 U.S. Route 1, 14 Rogers Road, 65 Witchtrot Road)</p> <p>As of 2021, York DPW has 17 full-time staff, including the following: the Director, one Foreman, one Administrative Assistant, two Crew Leaders, one Fleet supervisor, one Mechanic, one Mason, eight Heavy Equipment operators, and one Laborer. 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.</p> <p>Seasonal staffing is a major challenge; the Department is staffed for year-round population, but population increases dramatically in size during the summer months and there are seasonal staffing needs for both summer and for winter snow removal.</p> | <p>Immediate need for more staff, seasonal priority.</p> |
| <p>SCHOOL DEPARTMENT</p> | |
| <p>For FY 2022, 344 employees, including 304 full-time and 41 part-time employees.</p> <p>For FY 2023, anticipated sufficient staffing with adjustment, restructuring, and reassignments to meet educational needs and class sizes.</p> <p>Noted that hiring of non-educational staff such as facilities management and food services, has become more challenging in recent years.</p> | <p>Sufficient staffing but challenging to recruit non-educational staff.</p> |

Source: information compiled from staff interviews in summer and fall 2020/1, the Town's website www.yorkmaine.org, and the Town of York 2020-2021 Annual Report.



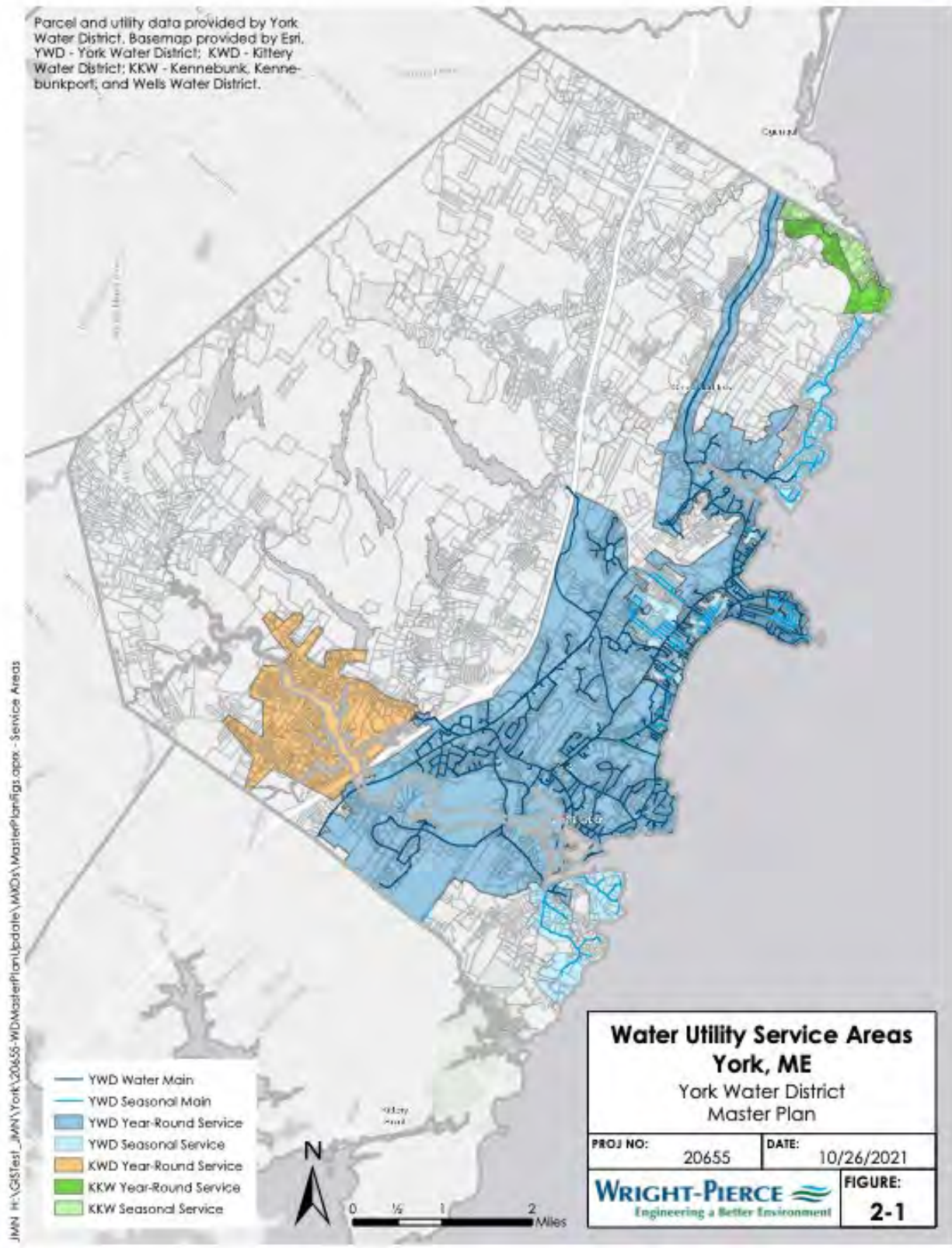
Services and Programs Provided by Other Entities

Water Facilities and Services

Three water districts provide public water services in York: the York Water District (YWD), the Kennebunk, Kennebunkport and Wells Water District (KKWWD), and the Kittery Water District (KWD). These districts operate independently from the Town. The YWD is the predominate and largest water utility in town serving York Village, York Beach, York Harbor, Cape Neddick, and the U.S. Route 1 Corridor. Within York, KKWWD serves a small part of the northern end of Cape Neddick near the Ogunquit town line and does not own land in the town. Within the Town of York, the KWD serves an area along the upriver portion of the York River. The KWD's four primary sources of water supply are located in York: Boulter Pond, Folly Pond, Middle Pond, and Bell Marsh Reservoir. Outside of areas served by public water (Fig. 6), water supply comes primarily from private bedrock wells.



Figure 6. Water Service Areas



Source: York Water District



York Water District (YWD)¹³

YWD is the principal water utility in York. As of 2020, the YWD reported 4,932 services at residential properties, 378 services at commercial properties, and 54 services at government properties, for a total of 5,364 services. Large areas of the distribution system, primarily in Cape Neddick and York Beach, are served by seasonal water mains. The YWD's residential services represent approximately 52% of York housing units. Chases Pond and Welch's Pond are both utilized by YWD for water supply purposes, with Chases Pond being the primary supply. More information on water supply sources can be found in Appendix A3: Natural Resources Current Conditions. More detailed information on YWD's public water system, water use and projections, regionalization, and distribution system can be found in Appendix F: York Water District Public Water System Report for the Town of York Comprehensive Plan Update.

Facilities

YWD owns and manages the water supply and distribution system, including Chases Pond and Dam, the Josiah Chase Water Filtration Plant, Pump Stations, Storage Tanks, piping, valves, hydrants, service piping (including curb and corporation stops up to the property line) and service meters (Fig. 7). YWD's infrastructure includes over 98 miles of seasonal and year-round distribution and transmission piping, three water storage tanks, and two small, pressurized high service zones supplied by booster pumping stations.¹⁴ The entire distribution system is located between Interstate 95 and the Atlantic Ocean.

YWD's Josiah Chase Water Filtration Plant is located below the outfall of Chases Pond. YWD reports that it is well maintained and continues to meet the needs of YWD. YWD's administrative offices are located on Woodbridge Road in York Village. YWD also maintains water storage tanks at York Heights and Simpson Hill, as well as a third tank located at the treatment plant. YWD has ownership of the road ascending Mount Agamenticus, which the Parks and Recreation Department maintains per a long-term lease agreement. YWD owns a significant portion of the land in the Chases Pond and Welch's Pond watersheds, along with several other parcels outside the watersheds and many easements. Approximately 377 public fire hydrants are connected to the distribution system and are available for fire protection purposes. The YWD also maintains 67 private fire hydrants.

YWD routinely inspects and maintains facilities and equipment. When repair or replacement of an asset is required, YWD completes the task shortly after discovery, and facilities are in good-to-excellent condition. Several of the pump stations were built in the last 20 years and are in excellent condition. The three storage tanks are tentatively scheduled to be repainted in

¹³ Information in this section is sourced from correspondence with York Water District, summer and fall 2021.

¹⁴ York Water District, Public Water System Report for the Town of York Comprehensive Plan Update, March 2022.



the next 10-15 years. YWD's master plan update process, which began in 2021, will include their anticipated capital improvements to maintain and improve their services.

Chases Pond

Chases Pond provides on average approximately 1.05 million gallons of water to the Town annually. The safe yield of a reservoir is defined as the average daily withdrawal available during a sustained drought period of record. A safe yield analysis for Chases Pond was performed as part of the 2004 Master Plan and was determined to be 2.05 MGD. Additional yield analysis was completed in 2008 to understand the yield during normal precipitation years. The analysis found that during a year with average precipitation, the average reservoir yield is approximately 2.97 MGD. Southern Maine experienced an acute but short duration drought in 2016 and again in 2020 and 2021. The YWD instituted voluntary water conservation measures when lake levels approached historical low levels during the summer of 2016. Water levels decreased to approximately 4.0 feet below the spillway during this period. The lowest level ever recorded was approximately 5.2 feet below the spillway. The maximum usable depth is 9.1 feet.¹⁵

Staffing

As of 2022, the YWD has 20 employees under the direction and oversight of the District Superintendent. Five Board of Trustees members are elected to five-year terms and meet monthly.

Water Quality

The YWD reports there are no “outstanding” state/EPA compliance issues related to drinking water compliance. None of the six primary forms of PFAS¹⁶ have been detected in YWD drinking water. YWD has an interconnection with the KKWWD who in the past have dealt with PFAS contamination and has since installed treatment systems to mitigate the issue. The YWD proactively samples quarterly for the six PFAS in the Chases Pond water source, treated water, and near the YWD/KKWWD interconnection. No PFAS have been detected in the YWD or KKWWD supplies.

Raw water quality in Chases Pond has typically been excellent but within the past ten years has experienced stretches of poorer water quality from major storms and flooding as well as Golden/Blue-Green algae blooms. In August of 2015, an aeration/circulation system was

¹⁵ York Water District, Public Water System Report for the Town of York Comprehensive Plan Update, March 2022.

¹⁶ “PFAS” refers to the family of per- and polyfluoroalkyl substances. See <https://www.epa.gov/pfas/basic-information-pfas> for information from EPA on health and environmental affects related to PFAS. PFAS is a manmade substance that is used in firefighting, fire-retardant materials, Teflon, electric wiring, cosmetics, adhesives, and a wide variety of other textiles and materials. PFAS is ubiquitous and persistent in the environment. Animal studies indicate PFAS may affect reproduction, thyroid function, the immune system, and injure the liver at very low levels.



installed in the 15 acres nearest the intake to improve overall water quality and combat issues with algal blooms. YWD also maintains a DEP permit to add copper sulfate to control algal blooms. Potential contamination from non-point pollution is very limited due to YWD's ownership of the majority of the Chases Pond watershed. The YWD also maintains a list of septic systems within the watershed.

Watershed Management & Patrolling Program

The YWD owns 90% of the Chases Pond watershed and controls the entire shoreline of Chases Pond. Each public entry point to the watershed has a large “Rules of Use” sign that lists what is expected when people are on the property and how to contact the YWD if needed. Reasons to contact YWD may include reporting incidents, accidents, or injuries, or just to ask a question. The watershed boundary is clearly marked, and signage identifies the property as public water supply, with the rules clearly listed. YWD uses GIS to map tributaries, trails, structures, and other features within the watershed.

Over the years, the YWD has identified potential sources of contamination in the watershed including unauthorized dumping. Failed septic systems have been removed from the watershed. Water quality monitoring has collected over 20 years of information on tributary and in-pond water quality so that unusual events might be identified.¹⁷

In 1997, the YWD initiated a Watershed Patrolling Program, which has evolved into a Natural Resource Protection Program. In 2003, the YWD and the York Police Department partnered to deputize a YWD employee as a reserve police officer to enforce laws and regulations within the Chases Pond watershed. In recent years, this employee has taken on the responsibility of patrolling the neighboring KWD watershed and the Mount Agamenticus Conservation Region, a total of 14,000 acres. The patrol officer can be seen regularly on these trails in York looking for subtle changes in the watershed, potential sources of pollution (including wildlife management), and enforcing YWD rules, Town ordinances, and state laws. The officer also talks with the recreational users and neighbors of the watershed and provides public education.

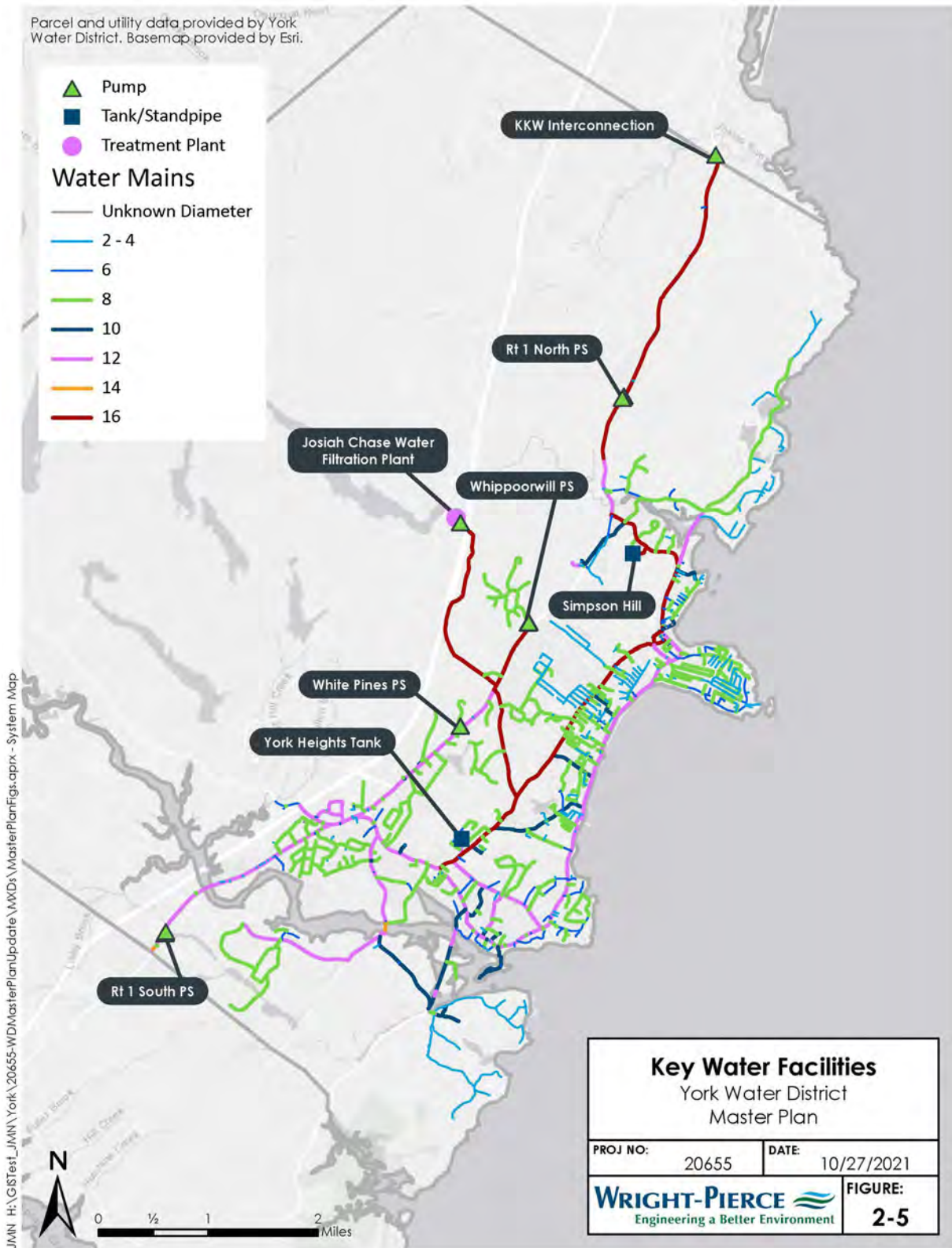
The YWD maintains an active land acquisition program in the Chases Pond watershed and reports that its goal is to own all the land in the watershed, including seeking partnerships with conservation interests where appropriate. The YWD presently owns approximately 90% of the 1,877 acres in the Chases Pond Watershed, and 95% of this land remains undeveloped.¹⁸ (See Fig. 2-2 in Appendix F for a map of property owned by YWD within Chases Pond watershed.)

¹⁷ York Water District, Public Water System Report for the Town of York Comprehensive Plan Update, March 2022.

¹⁸ Ibid.



Figure 7. Key Water Facilities in York (YWD)



Source: York Water District



Water Capacity and Anticipated Demand

The YWD reports that water services have historically been adequate; the district has been able to meet changes in population and demographics over the years, including seasonal peaks. The YWD has provided information on historical demand (Table 11) and updated demand projections (Table 12).

YWD reports that the total number of service connections has been gradually increasing over the past ten years. On average, the residential component of total demand has ranged from 63-70% of the total water demands.¹⁹ Commercial use, including local hospital, regional shopping malls, and small commercial accounts, accounts for about 26%-32% of the water in the York system. Public or governmental service connections, including schools, fire departments, public buildings, and utilities, account for approximately 4-6% of demands annually. Non-revenue water is water use that is not metered, including YWD operations, hydrant usage, leaks in the distribution system, accuracy of meters, and lost or unaccounted for water and has been less than 18% of total demands in the system over the past 15 years, but totals have been increasing since 2016. The YWD has scheduled a system-wide leak detection survey for 2022.

The 2020 actual residential demand was about 20%-25% higher than the previous five-year trend, which YWD primarily attributes to an increased number of people working from home and increased use by seasonal residents during the COVID-19 pandemic.²⁰ By spending more time at home, people are more likely to run the sink, shower, and appliances more often.

¹⁹ York Water District, Public Water System Report for the Town of York Comprehensive Plan Update, March 2022.

²⁰ Ibid.



Table 11. York Water District Historical Demand, 2005-2020

| Year | Average-Day Demands | Maximum-Day Demand | Ratio MDD/ADD |
|------|---------------------|--------------------|---------------|
| 2005 | 0.998 | 2.470 | 2.47 |
| 2006 | 0.938 | 2.405 | 2.56 |
| 2007 | 0.984 | 2.405 | 2.44 |
| 2008 | 0.942 | 2.291 | 2.43 |
| 2009 | 0.873 | 1.970 | 2.26 |
| 2010 | 1.013 | 2.470 | 2.44 |
| 2011 | 0.953 | 2.863 | 3.00 |
| 2012 | 0.984 | 2.340 | 2.38 |
| 2013 | 0.993 | 2.334 | 2.35 |
| 2014 | 1.125 | 2.467 | 2.19 |
| 2015 | 1.050 | 2.420 | 2.30 |
| 2016 | 1.020 | 2.420 | 2.37 |
| 2017 | 0.940 | 2.380 | 2.53 |
| 2018 | 1.028 | 2.673 | 2.60 |
| 2019 | 1.011 | 2.456 | 2.43 |
| 2020 | 1.070 | 3.128 | 2.92 |
| | | Average | 2.45 |

Source: York Water District Public Water System Report for the Town of York Comprehensive Plan Update, March 2022

YWD’s 2022 demand projections estimate the projected average-day demand for 2038 to be 1.17 MGD compared to the current estimated safe yield during the drought period of record (2.05 MGD). The YWD reports that this suggests that Chases Pond has ample capacity for slow to moderate growth in system water demand over the next 15-20 year period. Under average precipitation years, the available average day yield of Chases Pond has been projected at about 2.97 MGD. However, the YWD advises that the Town and YWD service users should be mindful of the maximum day demands that occur during the summer months. The maximum day demand is projected to grow by 10% or about 250,000 gpd. The maximum day demand projection is approximately 0.9 MGD lower than the plant capacity of 3.7 MGD with both treatment units in service.²¹

²¹ York Water District, Public Water System Report for the Town of York Comprehensive Plan Update, March 2022.



Table 12. York Water District Demand Projections

| Year | Average-Day Demand (MGD) | Maximum-Day Demand (MGD) |
|------|--------------------------|--------------------------|
| 2020 | 1.071* | 2.624 |
| 2028 | 1.102 | 2.700 |
| 2038 | 1.172 | 2.871 |

*2020 data represents actual observed data.

Source: York Water District Public Water System Report for the Town of York Comprehensive Plan Update, March 2022

Interconnections

The YWD maintains emergency interconnections with both the KWD to its south on U.S. Route 1 and KKWWD to its north on U.S. Route 1. 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 summer tourist season, deficits may occur, and interconnections may be activated. In past summers, the YWD has purchased water from KKWWD to ease the draft on Chases Pond during dry periods that coincide with higher water demand summer months. The YWD also maintains an emergency siphon pipeline between Folly Pond and Chases Pond that can be used for emergency transfers of water to supplement Chases Pond. Since Folly Pond is part of the reservoir supply system for KWD, the use of this emergency water supply is an interconnection.²² The YWD reports that maintaining emergency interconnections will be important in the event of disruption to the treatment operations or one treatment train during the summer months.

The three water districts have discussed regionalization but for the time being partnering and cooperative approaches have been adequate. The YWD reports that currently water is primarily purchased from the KKWWD (Table 13). Table 14 lists recent year sales of water to neighboring districts.

Table 13. York Water District - Water Purchased/Transferred from Neighboring Utility

| Year | Total Gallons Purchased/Transferred | % of Total Water Production |
|------|-------------------------------------|-----------------------------|
| 2020 | 19,528,000 | Approximately 5% |
| 2019 | 4,670,000 | Approximately 1.3% |
| 2018 | 551,000 | Approximately 0.15% |
| 2017 | 0 | N/A |

Source: York Water District

²² York Water District, Public Water System Report for the Town of York Comprehensive Plan Update, March 2022.



Table 14. York Water District – Water Sold/Transferred to a Neighboring Utility

| Year | Total Gallons Sold/ Transferred to KKWWD | Total Gallons Sold/ Transferred to KWD |
|------|---|---|
| 2020 | 7,302,800 | 297,225 |
| 2019 | N/A | N/A |
| 2018 | N/A | N/A |
| 2017 | N/A | N/A |

Source: York Water District

Service expansions

The YWD reports that no public water source expansions are currently under consideration. In the early 2000s, YWD discussed conveying surplus water from Bell Marsh Reservoir, which is owned and managed by the KWD but located in the Town of York’s Watershed Protection District. An agreement was not reached with the KWD at that time. The YWD has explored raising Chases Pond by five feet to provide increased reservoir storage capacity.

YWD anticipates that future growth in the service area will primarily be residential and light commercial growth directly related to increases in population. All new customers are required to pay a system development charge (SDC) to connect to the water system. This income is used to renew the water system with investment and to offset growth driven needs. Understanding how growth will occur in the future will allow the YWD to adjust or change the SDC to meet these projected demands.

YWD has been working cooperatively and collaboratively with the Town and developers when additional services outside of their current infrastructure are needed, such as the Gulf Hill subdivision. YWD has identified as a priority a new 16-inch main along U.S. Route 1 from the Whippoorwill BPS to Mountain Road to close an infrastructure gap and create a second strong backbone in the system along U.S. Route 1. YWD anticipates construction of the portion from Whippoorwill BPS to Cape Neddick Road for 2024. YWD reports that seasonal areas of the system are likely to see pressure from seasonal residents to convert summer housing into permanent year-round housing in the coming decades.

The YWD reports that opportunities for large scale expansion of the service area are limited. Much of the area west of Interstate 95 is protected watershed lands of the York and Kittery Water Districts and has ground elevations that are too high for YWD to serve from its current



gradeline without boosting pressure (see Fig. 5-1 in Appendix F for a map of Areas Not Serviceable Above 190' Gradeline)²³

Kittery Water District (KWD)

KWD is chartered to serve an area in York west of Interstate 95 and along the Route 91 Corridor from Scotland Bridge Road to Interstate 95 (Fig. 6). The Kittery Water District owns a significant portion of land in the Folly Pond, Middle Pond, Boulter Pond, and Bell Marsh Reservoir watersheds. These water bodies serve as the sources of Kittery's public water supply. The Kittery Water District treatment plant is located just below Boulter Pond and their administrative offices are located in Kittery.

Kennebunk, Kennebunkport, and Wells Water District (KKWWD)

KKWWD serves a small area of York in Cape Neddick near the Ogunquit town line (Fig. 6) and does not own land in York.

Regional Coordination

Southern Maine Regional Water Council

The YWD, KWD, and KKWWD are all members of the Southern Maine Regional Water Council (SMRWC). SMRWC 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: KWD, YWD, KKWWD, South Berwick Water District, Sanford Water District, Biddeford Saco Division of Maine Water Company, and the Portland Water District. Combined, these seven utilities serve approximately 300,000 people in 23 communities, or 25% of Maine's population. A much larger population is served when considering the businesses, schools, summer population, and other public entities connected to public water.²⁴ SMRWC has joined with other non-member utilities (five water utilities and 13 wastewater utilities) to lower operating costs. The members of SMRWC have coordinated to complete the following:²⁵

- SMRWC Treatment Chemical Bid Purchasing annually since 2004,
- SMRWC Cooperative Bidding for Tank Painting Services,
- SMRWC Regional Water System Master Plan Study completed in 2008 (Overview of regional resources and potential system interconnections),

²³ York Water District, Public Water System Report for the Town of York Comprehensive Plan Update, March 2022.

²⁴ <https://www.smrwc.org>, August 19, 2021.

²⁵ Correspondence with York Water District, August 2021.



- SMRWC Regional System Study completed in 2016 (Included basic costs, potential planning for interconnections, and performed basic water quality assessment),
- YWD, KWD, & KKWWD: Local Interconnectivity Study 2016 (Comprehensive study of local systems hydraulics, interconnections, water costs, water resources, and a water quality plan).

Fuel Purchasing

The YWD facilitates an annual bidding process for a group, which consists of the KWD, South Berwick Water District, Town of York, and York Sewer District. This group collaborates to purchase fuel (propane, diesel, and gasoline) to reduce costs to each municipality.

KeYS Group

YWD is also part of the KeYS group. The Kittery, York, and South Berwick Water Districts completed the *KeYS Water Meter Service Plan* in 2007, which consisted of a study of potential standardization of meters, meter equipment, and meter services among the three districts.

Coordination with York Sewer District (YSD)

The YWD coordinates very closely with the YSD, including:

- *Chemical Purchasing.* The YSD participates with a number of other sewer and water districts and municipal departments for the purchase of commonly used chemicals.
- *Engineering Services.* Periodically, the YSD coordinates and shares engineering services with the Water District and the Town when possible.
- *Resident Inspection.* The YSD commonly coordinates the use of inspection services on construction contracts whenever possible.
- *Sign Making Equipment.* The YSD shared the cost of sign-making equipment with the Water District. They have a constant need for signage as does the Water District. The YSD purchased equipment jointly to produce all their signs.
- *Large Format Copiers.* The Sewer and Water District went out to bid together for the purchase of large format copiers to secure more favorable bid prices.

Other Coordination

The YWD has been a member of the Mount Agamenticus Steering Committee since the Committee's inception. The YWD has worked with Mount Agamenticus to the Sea (MtA2C) and York River Wild and Scenic on occasion.

YWD reports that in their planning process, it leverages opportunities to work with the Town of York, MaineDOT, and the York Sewer District to complete water main projects in areas of the Town that may be undergoing planned paving projects, storm drain, or sewer upgrade projects.²⁶

²⁶ York Water District, Public Water System Report for the Town of York Comprehensive Plan Update, March 2022.



Sewer Facilities and Services

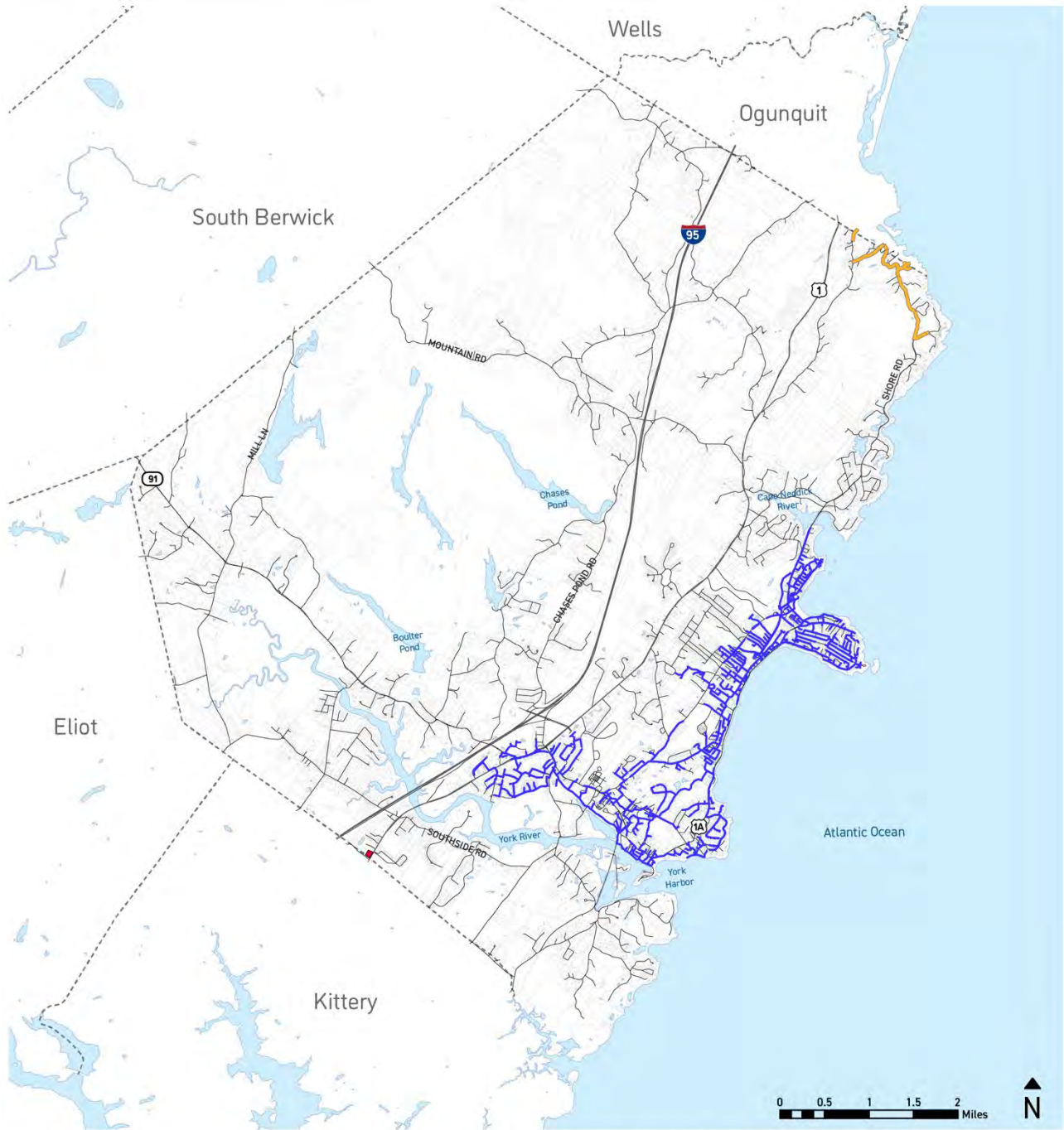
There are three autonomous sewer districts in York: the York Sewer District (YSD), the Kittery Sewer Department (KSD), and the Ogunquit Sewer District (OSD) (Fig. 8). Each district is a quasi-municipal entity with its own charter. York's wastewater and stormwater systems are separate; there are no combined systems (known as CSOs) in the town. There are not any known outstanding state/EPA compliance issues related to water, wastewater, or stormwater in York.

The YSD is the primary service provider with over 4,600 accounts in 2021, both residential and commercial, in town, which is a little under 50% of residential households. The YSD network is concentrated east of U.S. Route 1 between the York and Cape Neddick Rivers and includes one wastewater treatment facility and 12 pump stations.

The Ogunquit Sewer District (OSD) serves a small area of northeast York, with one privately owned pump station in the town. The Kittery Sewer Department (KSD) serves one address on U.S. Route 1 at the York/Kittery border.






Figure 8. Public Sewer Service in York



Data Sources: 2021 York Sewer District GIS, Kittery Sewer Department, Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset. Map created by CivicMoxie.

Note: York Sewer District (YSD) service area is from YSD 2021 GIS data. All other sewer services and service area boundaries are approximate and intended for general planning purposes only.

-  York Sewer District Service
-  Ogunquit Sewer District Service
-  Kittery Sewer Department Service



York Sewer District (YSD)²⁷

The YSD has recently been recognized by the Water Environment Federation as a “Utility of the Future Today,” which partially recognizes the district for its continued superior performance meeting its permit requirements and maintaining clean water.

Facilities

The treatment facility and administrative offices of the YSD are located on Bay Haven Road, near the mouth of the Cape Neddick River. The YSD also owns several small properties within its service area which are used for ancillary facilities. The district is currently in the process of finalizing its Fiscal Sustainability Plan (FSP). Information on facility and equipment conditions will be provided to the Town once the Plan has been issued in its final form.

The YSD places a high priority on preventative maintenance and keeping its numerous assets in excellent working order. Several pump stations in the YSD system are within inundation zones from projected future sea level rise, storm surge, and heavy precipitation; however, YSD reports that most of its pump stations are constructed to operate under water and that critical operating equipment is above projected flood levels. The YSD also has generators, should these pumps lose power. The YSD maintains and utilizes an Asset Management Program and is in the process of completing its Fiscal Sustainability Plan, which evaluates, rates, and recommends future maintenance needs on all District assets. The YSD regularly maintains and cleans its 44 miles of pipelines and maintains an updated video inspection record of this infrastructure. The YSD and its staff have regularly been recognized for their superior maintenance of its facilities and the district was named the 2018 New England Water Environment Association “Utility Management” award winner to recognize superior management of the utility. There is only one annual awardee for the entire six state region.

The York Sewer District’s permit for wastewater discharge at its treatment facility under Maine Pollution Discharge Elimination System (MEPDES) is currently on hold waiting for DEP comment. YSD has been told the delay is due to the COVID-19 pandemic and lack of staff available for permit reviews. Although the permit was scheduled to be issued in March 2021 for a five-year renewal period, as of February 2022, it has not yet been issued.

The YSD is currently in the process of finalizing its Fiscal Sustainability Plan (FSP) which will include final costs of capital improvements. The district currently has a projection of \$45 million for capital improvements which will be updated as part of the final FSP and Master Plan update process.

Current and Anticipated Issues or Concerns

The YSD will be including any areas of concern as part of its Master Plan Update, which was under development as of February 2022. Once the plan is made public, the district will

²⁷ Information in this section is sourced from correspondence with the YSD, summer 2021.



provide additional information for proposed actions and strategies in both the short and long term. The following items are presently issues of significant concern that have been discussed publicly.

Sludge Disposal is currently a primary concern regarding “forever” chemicals (PFAS).²⁸ There is significant uncertainty on how sludge disposal will be handled in the short and long term. The YSD has raised concerns with how PFAS will be managed. Some of the proposed management approaches do not appear to follow science principles or consider budgetary implications. This issue has a strong potential to dramatically impact local and statewide user rates. PFAS is an issue regionally and nationally as well.

Nutrient (Nitrogen) Removal. Although the YSD manages nitrogen at its treatment plant, there is no nitrogen limit under its wastewater treatment permit. The YSD’s approach is to balance nitrogen reduction against treatment cost to limit impact on user rates. The Department of Environmental Protection (DEP) has indicated that no nutrient limit is planned as part of updated permitting; however, YSD staff anticipate that a nitrogen limit is, in fact, forthcoming. Permit-based nitrogen limits do not necessarily account for economies of scale. A low permit limit could have major implications for treatment and user rates.

Fats, Oils, and Grease (FOG). The YSD reports that FOG frequently clog lines and cause flow restrictions and wastewater backups (e.g., into buildings and onto public streets). Addressing FOG once a backup occurs is labor intensive and expensive and presents legal and regulatory implications. FOG commonly discharge as part of food preparation at restaurants and throughout the food preparation industry, but may be significantly aggravated by the flushing of inappropriate materials (e.g., baby wipes at beach facilities, and from households and multiple other sources). Management of FOG requires proper design, operation, and maintenance of traps in building sewers and privately-owned plumbing as well as public messaging to deter inappropriate flushing of materials. FOG is most readily regulated through plumbing codes and health department inspections. This is an aspect of wastewater management that requires cooperation with the Town since the Town is charged with building code regulation and enforcement. The district has taken over responsibility for all FOG inspections and regulation through its own Use Ordinance and has implemented a local limits program. The district funds and maintains a Regulator Compliance Manager staff

²⁸ “PFAS” refers to the family of per- and polyfluoroalkyl substances. See <https://www.epa.gov/pfas/basic-information-pfas> for information from EPA on health and environmental affects related to PFAS. PFAS is a manmade substance that is used in firefighting, fire-retardant materials, Teflon, electric wiring, cosmetics, adhesives, and a wide variety of other textiles and materials. PFAS is ubiquitous and persistent in the environment. Animal studies indicate PFAS may affect reproduction, thyroid function, the immune system, and injure the liver at very low levels.



position to oversee the FOG Program and the Local Limits Program, also commonly called an industrial pretreatment program.

Capacity

The York Sewer District reports 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, substantial capacity remains. The sewer pipe network is also adequate for the current service areas. There are known areas of stress for septic systems near the York River but there is presently no tie-in requirement. The most significant service delivery issue is clogging due to FOG.

Service Expansions and Facility Improvements

The YSD's mission is to protect public health. YSD predominantly expands into areas of existing density that may be experiencing high levels of septic system failure, by public request to service an existing neighborhood largely due to septic system constraints, and through developer/private-funded expansions. YSD projects are funded by assessing each property that the sewer extension passes a proportional share of the total cost of expansion. The YSD then provides favorable financing for each property owner should they elect to finance the cost. Developer and private extensions are entirely paid by the project proponent. In some cases, there is a possibility of some level of reimbursement of project costs, but these are very infrequent and relatively rare. Currently, the entire area served by YSD is within the identified 2006 Growth Area from the amended 1999 Comprehensive Plan.

Each extension project is sent to the Town for its comment as per state statute²⁹ and the YSD's Charter. When sewer extension projects are undertaken, the YSD follows the state statute for sending out 90-Day Notices to Connect and notifies the Town when properties connect. The Town issues letters to those property owners who meet the qualifications to for not connecting to the YSD. Since these buildings are on septic and have been authorized by the Town not to connect, they are no longer under YSD jurisdiction and YSD no longer tracks the property.

Regional Cooperation

The YSD has a few cooperative purchasing agreements with other districts and one with the Town. Some examples are:

- *Sludge Disposal*. YSD is part of a "consortium" of Districts and municipal governments that bid out sludge disposal under a typical five-year contract period. There are currently ten consortium members and this may expand to 18 or more during the future contract period. This is currently being negotiated as of February 2020.

²⁹ Title 38 Chapter 10 Section 1032



- *Fuel Purchasing.* The YSD is part of a group of local Districts and the Town for purchasing fuel oil, propane, and on-road diesel.³⁰
- *Chemical Purchasing.* The YSD participates with a number of other sewer and water districts and municipal departments for the purchase of commonly used chemicals.
- *Engineering Services.* Periodically the YSD coordinates and shares engineering services with the Water District and the Town when possible.
- *Resident Inspection.* The YSD coordinates the use of inspection services on construction contracts whenever possible.
- *Sign Making Equipment.* The YSD shared the cost of sign-making equipment with the York Water District. They have a constant need for signage, as does the Water District. The districts purchased equipment jointly to produce their signs.
- *Large Format Copiers.* The Sewer and Water District went out to bid together for the purchase of large format copiers to secure more favorable bid prices.

On-site Wastewater Systems, Including Septic

Many properties in York are not served by the York Sewer District and use on-site wastewater systems, such as septic systems, for wastewater. As of 2021, the Town had approximately 4,400 permitted on-site wastewater systems. Based on similar patterns in other New England communities, it is estimated that between 30-50% of these may be substandard systems that are exempt from new standards because they pre-date existing regulations.

Septic systems are permitted and managed by the Town. The YSD does not have involvement in septic system permitting, management, or managed replacement/planning related to septic systems. The YSD previously accepted septage (waste removed from private septic tanks) from systems within York, but as of late Fall 2021, YSD no longer accepts septage.

The Town of York Supplemental Plumbing Ordinance, most recently amended in 2012, sets standards for the design, construction, operation, and maintenance of large subsurface disposal systems.³¹

Within the Watershed Protection Overlay District that surrounds surface water drinking supplies, septic systems must be pumped every three years (York Zoning Ordinance Section 10.3.9.2). A three-year pumping cycle is generally adequate for conventional septic systems; however, an inspection-based program would be preferred from a technical-management standpoint. York does not have a cesspool or substandard septic system replacement initiative and there is no dedicated funding at the municipal level to assist in repair and replacement of substandard systems.

³⁰ The Town of York is not part of the on-road diesel purchase agreement.

³¹ <https://www.yorkmaine.org/DocumentCenter/View/702/Supplemental-Plumbing-Ordinance-PDF>



Water & Sewer Capacity for Current and Projected Growth

Public water and sewer are available only in portions of town. Both service areas are primarily along the shoreline in York's village areas (York Village, York Harbor, York Beach) with only water service extending into Cape Neddick (Figs. 6 - 8).

The YWD has expressed that currently, availability of public sewer and water are not an impediment to growth and that the current system can accommodate growth with the service area. However, the YWD and the Town will need to coordinate regarding the Future Land Use Chapter of this Comprehensive Plan to determine how best to accommodate growth and to determine whether current infrastructure can reasonably provide adequate capacity. Generally, requirements for new infrastructure are added to the YWD's capital improvement plan.

Energy Infrastructure – Utilities

Electricity

Electricity in York is supplied via the regional electrical grid. Electricity is generated at power plants located within the six-state New England region and imported from other bordering regions, which is then transmitted to distribution utilities. Central Maine Power Company (CMP) is the main distributor to the Town of York and to the majority of southern Maine.

There are three electrical substations in York. Recently, weather events have resulted in temporary damage to substations, resulting in power outages for parts of the town. The York Beach substation, in particular, is located near a floodplain, making it potentially vulnerable to flooding from heavy rain and storm surge.

As Town departments continue maintenance and capital improvements planning, particularly for Town facilities, staff have begun to look ahead to local and state policies regarding energy conservation and impacts on future equipment needs and infrastructure upgrades. Staff have also expressed concerns about the capacity of the electricity grid at the local, regional, and statewide levels.

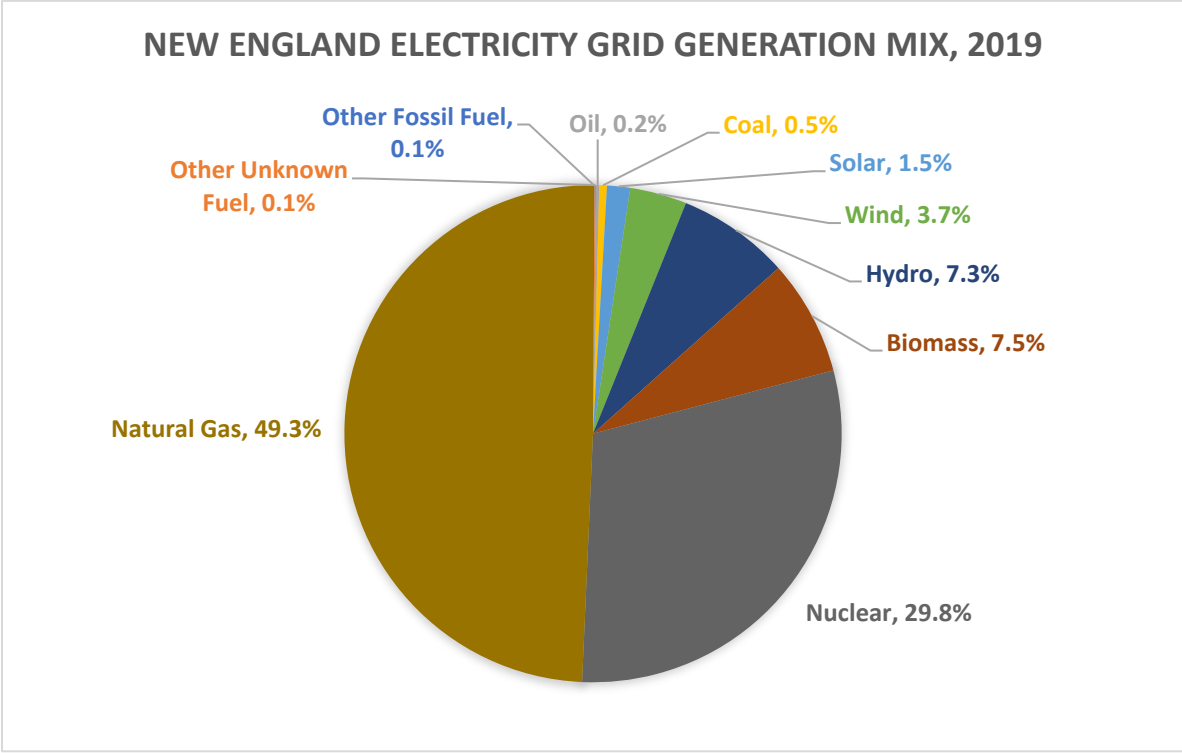
According to the York Water District, availability of three-phase power is still an issue in some areas. Three-phase power is generally used in commercial applications and by some utility providers such as water and sewer districts. Three-phase power can also run at higher voltages and offers the advantage of more consistent and efficient electrical service but is beyond the needs of most residential applications. Three-phase power requires specific wiring that may not be available in all geographic locations.



York does not have any large-scale electricity generation infrastructure, such as power plants or municipal or community solar arrays.

As the Town seeks to reduce its greenhouse gas emissions, a switch to electric vehicles and electric heat pumps for buildings will only serve longer-term carbon-reduction goals if the electrical sources are also from carbon-free sources. The graphic below shows the mix of electricity generation sources for the New England grid in 2019 (Fig. 9). Increasing the amount of electricity that comes from renewable sources like solar, wind, and hydro will reduce electricity emissions, although the Town has no direct control over the mix of electricity generation sources in its electricity supply.

Figure 9. New England Electricity Grid Generation Mix, 2019



Source: <https://www.epa.gov/eGRID/power-profiler#/NEW>

Other Energy Sources

In addition to electricity, York relies on other energy sources, particularly for building heating. These energy sources rely on delivery systems that do not require Town infrastructure.

Natural Gas

York currently does not have a natural gas supplier for residential or commercial customers, though natural gas is the fuel used for generating about 50% of the electricity power in the regional grid. The Unitil Corporation services neighboring communities and lists York on its



website for natural gas service. However, there is no indication on the map on the company's website, or the state's map of natural gas service³² that there is natural gas service in York.

Petroleum, Propane, and Wood

Petroleum, also known as crude oil, is widely used in Maine for both heating and transportation fuel. Petroleum-based fuels, such as heating oil and kerosene, are the most common source of energy for home heating in York. Propane is the second most common home heating fuel in York. Wood and, to a lesser extent, biodiesel, are other heating options utilized in York.

Telecommunications, Broadband, Internet, and Wireless Communications

Telecommunications

Concerns about gaps and stability in internet and wireless service and overall network coverage have been identified anecdotally by Town staff, Steering Committee members, and community members throughout the Comprehensive Plan planning process. Potential impacts of cell towers and antennae needed for better coverage have also been part of numerous town-wide discussions.

Generally, internet and wireless service is established through private providers (e.g., Verizon or Xfinity) who make decisions based on the economics of expected demand and revenue. The town has several internet and broadband providers whose coverage extends throughout town, with generally more options available to the east of U.S. Route 1. Several providers indicated that almost 100% of York is within their coverage area. This indicates that the lack of adequate internet and wireless service may be more of a service quality issue rather than actual absence of any coverage. Service providers are listed below.

Internet Providers (Residential)

There are several residential internet providers in York, all with varying amounts of coverage and download speeds. Four of the providers appear to be available to a majority of the town, while the other four are only options within select areas.³³

- Spectrum
- T-Mobile Home Internet
- Viasat
- HughesNet
- Consolidated Communications
- Ultra Home Internet
- GWI
- Xfinity

³² <https://www.maine.gov/meopa/natural-gas>

³³ www.broadbandnow.com



Additional mobile internet providers:

- AT&T
- Fusion Connect
- Verizon
- T-Mobile

Broadband Service Providers

Broadband is the transmission of wide bandwidth data over a high-speed internet connection. The FCC defines broadband internet as providing a minimum of 25 Mbps download and 3 Mbps upload speeds, thereby providing high speed internet access via multiple types of technologies including fiber optics, wireless, cable, DSL, and satellite.³⁴

With some overlap with the available internet providers in York, there are three wired broadband providers who cover a majority of York. There are not, however, any fixed wireless providers specifically serving the area. While these three companies are the closest broadband providers that provide broadband to the majority of York, there are also a few other options that are geographically further away, most notably those in Portland, Maine and Portsmouth, New Hampshire.³⁵

Wired Broadband Providers:

- GWI (<http://www.gwi.net/>)
- Consolidated Communications (<https://www.consolidated.com/>)
- Spectrum (<https://www.spectrum.com/>)

Wireless Service Providers

The Town of York has a variety of wireless providers, from well-known providers that provide statewide and national coverage to smaller-scale, locally-based providers. The providers with the most coverage for residential York include Verizon Wireless, T-Mobile, AT&T Wireless, and US Cellular, which cover almost 100% of the homes in town and similarly, almost 100% of all the land in York.³⁶

Currently, some providers offer 5G service throughout York:

- AT&T Wireless
- T-Mobile
- Verizon
- US Cellular (Local mobile provider)

³⁴ <https://www.verizon.com/info/definitions/broadband/>

³⁵ <https://www.maine.gov/connectme/communities-resources/Broadbandmapping>

³⁶ <https://bestneighborhood.org/mobile-and-cell-york-me/>



Other options:

- Cricket Wireless (coverage: AT&T Network)
- Boost pre-paid mobile (coverage: T-Mobile Network)
- Mint Mobile (coverage: T-Mobile Network)
- Visible (coverage: Verizon Network)

Public Safety and Health Services

York is fortunate to have a full array of high-quality public safety and health services available in town for its residents and the surrounding community.

York Ambulance Association

York Ambulance Association, Inc. (York Ambulance), created in 1972, is a non-profit, independent agency that has stations in York and South Berwick. The York station is located at 16 Salisbury Avenue, adjacent to York Hospital. The agency provides pre-hospital care to the York, South Berwick, and Rollinsford communities.

York Ambulance has long coordinated well, and worked very closely, with York Police Department, York Village and York Beach Fire Departments within the town, as well as South Berwick emergency service providers.

York Ambulance has a 9-1-1 crew, staffed with a Paramedic and an EMT 24 hours a day, 7 days a week at its York and South Berwick Stations. A third crew works out of the York Station ready to provide medically necessary inter-facility transfers and provide back-up 9-1-1 response. The organization also offers Wheelchair Van Service for medical and non-medical transportation for clients in its service towns and surrounding areas for a fee.



York Ambulance Association



York Hospital

York Hospital is a not-for-profit hospital with a main campus and two additional sites in York. The hospital also has locations in the five neighboring communities of Kittery, South Berwick, Berwick, Wells, and Sanford, with additional physician practices throughout southern York County. York Hospital is a major health and community service provider in York and is also the town's largest employer.

York Hospital offers a range of in-patient and out-patient services, and within town has its Main Campus in York Village, Walk-In Care on U.S. Route 1, and another location at Long Sands. The Hospital has been in York Village since 1906 and has continued to evolve to meet the needs of the community, evaluating which services are necessary, particularly more recently as the general town population ages.

In the past decade or so, York Hospital's Main Campus has undergone several renovations and improvements, including to the surgery center in 2010 and 2011. The Hospital also had a \$2.8 million expansion project for pediatrics and obstetrics, now the Miracles Birthing and Family Center, which opened in 2017.

While the Hospital has been able to accommodate the demand for its services, including during the COVID-19 pandemic, one area that has been identified for additional capacity by the Hospital is for mental health services, the need for which became more prominent during the recent pandemic.



York Hospital van



York County Community Action Corporation (Nasson Health Care)

Based out of Sanford, Maine, York County Community Action Corporation (YCCAC), a non-profit organization incorporated in 1965, services all of the communities in 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. While YCCAC (Nasson Health Care) services all of York County, the organization does not appear to have a strong presence in the Town of York.

Services and Programs Provided by Other Entities

While York does not have a large number of community service providers, the organizations that service the town offer a comprehensive range of services for community members in need. While many Town services and programs that are available for residents are run through the Parks & Recreation Department and School Department, there are additional programs for community members provided through other entities.

Town of York's General Assistance Program

The Town of York has a General Assistance Program to support those in need. The program is administered by the York Community Services Association (YCSA), a local non-profit, to qualified families and individuals based on income and residency in the town. Types of assistance included in the program are for housing, electricity, personal care and household supplies, prescriptions, and fuel assistance (September to May).

York Community Service Association (YCSA)

York Community Services Association (YCSA), the major non-profit service provider in York for the past 60 years, has two main areas of service: (1) anti-hunger and (2) family financial services. YCSA's mission is "To partner with York residents who are in need of support, services, and referrals during a difficult time in their lives with the help of staff, volunteers and our community."³⁷

YCSA provides a range of services, including fuel assistance, emergency funds, a food pantry, clothing assistance, camp scholarships, and runs the Thrift Shop. YCSA contracts with the Town to administer the General Assistance Program (assistance for Housing, Electricity, Personal Care & Household Supplies, prescription medications, Fuel Assistance), and receives some Town funding for this purpose.

³⁷ YCSA website, <https://www.ycsame.org/home>



Summer 2021 participation information indicates that over 90 people utilized the food pantry and received case management assistance. The group supper, provided every other week (pre-pandemic), generally hosted 50-60 people, mostly older adults. Many come to avoid isolation and enjoy social interaction. In 2021, YCSA distributed filled backpacks to family with children and handled approximately 1,500 referrals and informational calls. The organization gave out over \$426,000 in aid in 2020.

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. YCSA staff, however, have identified critical community needs, both current and for the future, outside of their services, including the need for affordable housing and better transportation options, which have been consistent over the past several years.

York Public Library

What began as the “York Social Library” in 1799, evolved into the York Public Library Association, which broke ground for a library building in 1922. The home of the York Public Library (YPL or the “Library”) moved to its current building at 15 Long Sands Road in 2001. York Public Library is not a Town department but instead is a non-profit/private library. A sizeable portion of its operating budget, however, does come from the Town.

The YPL provides year-round services to approximately 30,000 annual library users, including York’s full-time residents as well as other community members and seasonal and regional visitors. The library’s programming attracts people from across the southern Maine and Seacoast area. In 2019 (pre-pandemic), approximately 100,000 items were checked out, more than 16,000 people attended over 600 Library programs, and over 8,000 people visited the building every month. The meeting rooms were also reserved/rented an estimated 1,500 times.³⁸

Along with access to computers, free internet/wi-fi, 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 YPL recently added a Teen section, that has been positively received and regularly used by teen residents. During the COVID-19 pandemic, the YPL strengthened its online resources and enhanced its book delivery system.

Facilities

YPL is located in York Village, near Town Hall. The library’s 25,000 square foot building has provided space for community groups and organizations to meet. The Town utilizes the Library’s Community Meeting Room, Wheeler Conference Room, and adjacent parking for many of its public meetings and events including Selectboard and Planning Board meetings.

³⁸ York Public Library.



York Public Library has been adapting its programs and services to the town’s changing demographics and needs, including the demand for new technology. Currently, the library has been able to do much of its program expansion without major changes to its facility.



York Public Library

Heart to Heart

Heart to Heart is a new local non-profit. Founded in 2021 by York Hospital’s former CEO, Jud Knox, Heart to Heart is a volunteer organization that provides services to older adults in York County. Services range from transportation to home maintenance to meal preparation and delivery. Heart to Heart offers aging York residents on-call transportation service, providing rides to and from appointments, shops, and other daily errands. Transportation and other services are free of charge to older adults and function solely through volunteer work. While the organization has a range of services provided, 90% of requests are for rides and volunteers fulfill almost 100 ride requests each month.

York Housing

The York Housing Authority, known as York Housing, is the only significant provider of deed-restricted below-market housing in the town. York Housing manages a portfolio of 181 housing units for residents 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. See Appendix A6: Housing Current Conditions for more detailed information on York Housing’s portfolio of units and its relationship with the Town.



General Physical Conditions of Facilities and Equipment

Descriptions of facilities and equipment for non-Town entities are shown in Table 15.

Table 15. Other Municipal Government Facilities

| Other Municipal Government Facilities | |
|--|--|
| <p><i>York Sewer District</i></p> <p>The treatment facility and administrative offices of the York Sewer District are located on Bay Haven Road, near the mouth of the Cape Neddick River. The YSD also owns several small properties within its service area which are used for ancillary facilities. YSD is currently in the process of finalizing its Fiscal Sustainability Plan (FSP). Information on facility and equipment conditions will be provided once the Plan has been issued in its final form.</p> | <p>Updated information will be available with the YSD's new Master Plan in 2022.</p> |
| <p><i>York Water District</i></p> <p>The York Water District owns a significant portion of the land in the Chases Pond and Welch's Pond watersheds, along with several other parcels outside the watersheds and many easements. Chases Pond provides approximately 1.05 million gallons of water to the Town on an average annual basis. The Water District's treatment plant is located below the outfall of Chases Pond, and its administrative offices are located on Woodbridge Road in York Village. The YWD also maintains water storage tanks at York Heights and Simpson Hill, and has ownership of the road ascending Mount Agamenticus, which the Parks and Recreation Department maintains per long-term lease agreement.</p> <p>YWD facilities and equipment are maintained in good working order. YWD routinely inspects and maintains facilities and equipment. When repair or replacement of an asset is required, YWD completes the task shortly after discovery. Facilities are in good to excellent condition. Several of the pump stations were built in the last 20 years and are in excellent condition. The three storage tanks are tentatively scheduled to be repainted in the next 10-15 years.</p> | <p>Good condition. The YWD will be finalize its Master Plan in 2022.</p> |
| <p><i>Kittery Water District</i></p> <p>The Kittery Water District owns a significant portion of land in the Folly Pond, Middle Pond, Boulter Pond and Bell Marsh Reservoir watersheds. The district's treatment plant is located just below Boulter Pond and its administrative offices are located in Kittery.</p> | <p>Good condition.</p> |
| <p><i>York Public Library (15 Long Sands Road)</i></p> <p>York Public Library has been adapting its programs and services to the town's changing demographics and needs. Currently, the library has been able to do much of its program expansion without major changes to its facility.</p> <p>The Town currently utilizes the Community Meeting Room and Wheeler Conference Room for many of its public meetings.</p> | <p>Good condition.</p> |

Source: information compiled from interviews with the above entities, summer and fall 2021.



Potential Impacts of Climate Change

Climate change is expected to impact public facilities and infrastructure in York in several ways. Understanding risks and preparing for these impacts will be essential to maintaining the Town's public services and anticipating budgetary needs.³⁹

Drinking Water Sources and Distribution

Climate change can threaten drinking water access not only at the source but also along its distribution pathways. The biggest challenges relative to climate change impacts are maintaining water quality and ensuring enough drinking water is available for all customers during droughts.

Water quality can be affected by heavy rains that contaminate drinking water reservoirs with pollutants and excess nutrients via runoff and by warmer temperatures that stimulate growth of bacteria and algae.⁴⁰ Declines in water quality could present potential public health hazards and place additional financial burdens on the water districts, and in turn the customers, to treat the water to acceptable standards for drinking.

To prevent overdrawing water during a drought, each water source has a calculated "safe yield," which is the maximum daily volume that can be drawn during drought conditions to safely balance public use with the needs of wildlife and maintaining the biological health of the reservoirs and river systems.⁴¹ Presently, all three water districts have sufficient safe yield to meet average daily demand projected out to 2030 for the KWD⁴² and 2037 for the YWD⁴³ and KKWWD.⁴⁴ However, data from the United States Geological Survey (USGS) stream gauges in Maine has shown more erratic stream flows in recent years due to more frequent, but less intense droughts. This suggests that safe yield analyses may need to be revised.⁴⁵ Even under current safe yield conditions, all three water districts are at risk of deficits if a drought coincides with a peak-demand period.⁴⁶ The YWD supply could be particularly vulnerable to more frequent droughts because the Chases Pond drainage area is relatively

³⁹ Information taken from the Town of York's 2021-22 climate change planning efforts.

⁴⁰ Cities of Portland and South Portland, "One Climate Future: Climate Change Vulnerability Assessment," https://www.oneclimatefuture.org/wp-content/uploads/2020/12/OneClimateFuture_VulnerabilityAssessment_Final.pdf, 40.

⁴¹ York Water District, "Water System Master Plan," 2018, 4-8.

⁴² [Kittery Water District, "Water System Master Plan,"](#) 5-2.

⁴³ York Water District, "Water System Master Plan," 2018, 4-3.

⁴⁴ [Kennebunk, Kennebunkport, and Wells Water District, "Water System master Plan Update,"](#) 4-10.

⁴⁵ York Water District, "Water System Master Plan," 2018, 4-7.

⁴⁶ York Water District, "Water System Master Plan," 2018, 4-3; [Kittery Water District, "Water System Master Plan,"](#) 5-6; [Kennebunk, Kennebunkport, and Wells Water District, "Water System master Plan Update,"](#) 4-10.



small, meaning a decrease in natural recharge from run-off can quickly result in a reduction of water availability.⁴⁷ Increasing transfer capacity between the YWD and KWD will better position them to supplement each other during a drought because they have inverse peak-demand seasons (summer for the YWD and winter for the KWD).⁴⁸

Unexpected failure in the drinking water distribution system can be caused by variations in water flow and pipe conditions due to climate change impacts of extreme precipitation, temperature variability, drought, and sea level rise. The following climate change-induced conditions can potentially damage infrastructure for delivering drinking water to York residents:⁴⁹

- Stress on pipes by ground movement from frequent freeze and thaw cycles and drought-induced changes to groundwater level
- Pipe corrosion and saltwater intrusion from increased groundwater salinity due to sea level rise and coastal flooding
- Damage from tree roots growing into pipes that are seeking a water source during drought

Emergencies resulting in the shutdown of drinking water treatment plants, such as flooding or loss of power from storms, can have implications on the delivery of water across the entire system. In 2007, the KKWWD water treatment plant had to be shut down for over four days for fear of cross contamination following inundation from Branch Brook overflow.⁵⁰ During such shutdowns, the Water Districts may rely on system interconnections and storage facilities.

The exchange of water via the interconnections is made possible by pumping stations that themselves are vulnerable to power failure. In the event of power failure, emergency generators can be used to power bi-directional exchange between YWD and KWD and exchange from KKWWD to YWD.⁵¹ There is no emergency power to facilitate exchange from YWD to KKWWD (which supplies water to some York residents). However, KKWWD can receive emergency water from the Maine Water Company Biddeford & Saco Division (MWCBS).⁵²

⁴⁷ York Water District, "Water System Master Plan," 2018, 4-8.

⁴⁸ York Water District, "Water System Master Plan," 2018, 4-6.

⁴⁹ [Cities of Portland and South Portland, "Climate Change Vulnerability Assessment,"](#) 41.

⁵⁰ Kennebunk, Kennebunkport, and Wells Water District, "Water System master Plan Update," 6-16.

⁵¹ York Water District, "Water System Master Plan," 2018, 2-55 - 2-56.

⁵² [Kennebunk, Kennebunkport, and Wells Water District, "Water System master Plan Update,"](#) 6-16.



Wastewater Infrastructure and Facilities

Climate change may put strain on sewer pipes. While York does not have any Combined Sewer Overflows (CSOs), more heavy rainfall will increase the likelihood and frequency of infiltration of stormwater into sewer pipes through cracks and poorly constructed or corroded manholes.⁵³ This situation can lead to overflows, blockages, and infrastructure damage.⁵⁴ Sea level rise and storm surge similarly increase chances of infiltration,⁵⁵ with the additional risk of corrosion from saltwater intrusion.⁵⁶ Sea level rise can also raise groundwater levels and submerge pipes,⁵⁷ which increases risk of infiltration as well as contamination of coastal waters if there are cracks in the wastewater infrastructure.⁵⁸ Wastewater pipes in the Long Sands and Short Sands areas are most at risk from exposure from sea level rise, storm surge, and heavy precipitation. Lastly, drought can indirectly impact pipes if water restrictions are put in place that reduce wastewater flow,⁵⁹ leading to more highly concentrated wastewater that increases the likelihood of blockages, corrosion, and odors.⁶⁰ More frequent drought could exacerbate existing issues with clogging due to fats, oils, and greases (FOG) discussed above.

Many issues affecting pipes also pertain to pump stations.⁶¹ If a pump station were to malfunction, the flow of wastewater would be blocked at that pump station, causing backups in the preceding pipes and potential overflows into homes and other buildings. In addition to issues related to flow rates and composition, more extreme and frequent storms may put the structural and mechanical systems of pump stations at greater risk of damage and power loss.⁶² Several pump stations in the YSD system are within inundation zones from sea level rise, storm surge, and heavy precipitation (Table 16). However, the YSD reports that most of its pump stations are constructed to operate under water and that critical operating equipment is above projected flood levels. The YSD also has generators, should these pumps lose power.

⁵³ Ministry for the Environment, 2008b, ONeil, 2010.

(<https://www.sciencedirect.com/science/article/pii/S2212096320300528>)

⁵⁴ <https://www.sciencedirect.com/science/article/pii/S2212096320300528>

⁵⁵ Hummel, Berry, & Stacey, 2018

(<https://www.sciencedirect.com/science/article/pii/S2212096320300528>)

⁵⁶ <https://www.sciencedirect.com/science/article/pii/S2212096320300528>

⁵⁷ May, 2020, Befus et al., 2020 (<https://www.sciencedirect.com/science/article/pii/S2212096320300528>)

⁵⁸ Kettle, et al., 2014 (<https://www.sciencedirect.com/science/article/pii/S2212096320300528>)

⁵⁹ Marleni et al., 2012, ONeil, 2010

(<https://www.sciencedirect.com/science/article/pii/S2212096320300528>)

⁶⁰ Marleni et al., 2012, Naidoo and Moolman, 2016, DeZellar and Maier, 1980

(<https://www.sciencedirect.com/science/article/pii/S2212096320300528>)

⁶¹ <https://www.sciencedirect.com/science/article/pii/S2212096320300528>

⁶² ONeil, 2010 (<https://www.sciencedirect.com/science/article/pii/S2212096320300528>)



Table 16. York Sewer District Pump Station Flooding Exposure

| Pump Station | SLR/Storm Surge Scenario | FEMA Flood Hazard Zone |
|------------------|--------------------------|--------------------------|
| Lobster Cove | 9 feet + | - |
| Long Beach | 4 feet + | 100-year flood (coastal) |
| Short Sands | 6 feet + | 100-year flood (coastal) |
| Spring Pond | - | 100-year flood |
| York River Farms | 9 feet + | - |

Source: YSD, York GIS, Maine Geological Survey.

The contact tanks at the YSD’s wastewater treatment facility in York are also shown to be at risk of flood exposure on sea level rise and storm surge projection maps from the Maine Geological Survey. However, the YSD reports that the tanks are protected from current and future flooding projections by elevated walls. Therefore, direct damage to the facility by flooding is likely to be low risk, though power outages and equipment damages from more frequent and severe storms also present potential impacts.⁶³ Of note, both the Bay Haven Road and Main Street entrances to the site are projected to be flooded with 9 feet or more of combined sea level rise and storm surge. In this scenario, it may impact access to the water treatment facility as well as the YSD office that is also onsite.

Any impacts to the pipes and pump stations discussed above could ultimately have ramifications for the treatment facility. Increased flow from inundation along the network can dilute wastewater and affect the treatment process, which can cause public health and environmental hazards if improperly treated wastewater must be discharged. Conversely, low-flow, highly concentrated wastewater can cause blockages and corrosion.⁶⁴

A thorough review and evaluation of all of the critical assets in the YSD system will be a part of the YSD’s climate action plan, which will be completed in 2022.

Stormwater Infrastructure

More frequent and intense precipitation events, as well as sea level rise and storm surge, will expose stormwater infrastructure to greater volumes of water than it has been designed to handle. This will put drainage pipes at risk of damage and increase the chances of backups and flooding at drainage points. Fortunately, the complete separation of stormwater and sewer pipes in York significantly reduces the risk of wastewater contamination in stormwater discharge and backups during heavy rainfall events. Coastal flooding and sea level rise can also block stormwater outfalls, preventing the flow of stormwater or forcing ocean water into

⁶³ <https://www.sciencedirect.com/science/article/pii/S2212096320300528>

⁶⁴ <https://www.sciencedirect.com/science/article/pii/S2212096320300528>



pipes and up through drains.⁶⁵ An assessment by SMDPC determined that 10% of drainage outfalls will be impacted with 1.6 feet of sea level rise and storm surge, and this increases to 24% and 37% under 3.9 feet and 6.1 scenarios, respectively.⁶⁶

Electricity Infrastructure

A study by the U.S. Department of Homeland Security (DHS) found that increases in average maximum temperature in Maine through 2050 could decrease power plant generation and transmission line capacity, while demand for electricity is expected to increase because of greater cooling needs in the summer.⁶⁷ Table 17 highlights a number of potential climate impacts to electric transmission and distribution infrastructure. Recognizing the need to upgrade the resilience of the electrical grid, in 2018 AVANGRID, the parent company of CMP, initiated a \$2.5 billion improvement plan to minimize impacts from future severe storms in several northeast states, including Maine.⁶⁸ Any disruption in the supply of those energy sources, either at the power plants or over the system of transmission and distribution, will result in power outages and/or brownouts where less than full voltage is supplied.

Table 17. Potential Climate Impacts to Electric Transmission and Distribution Infrastructure

| Climate Hazard | Key Impacts |
|-------------------------|--|
| Increased Temperatures | <ul style="list-style-type: none"> • Lower generation efficiency • Decreased solar PV efficiency • Reduced carrying capacity and increased losses in lines and transformers • Increased demand for cooling |
| Increased Precipitation | <ul style="list-style-type: none"> • Damaged power lines from snow and ice • Flooding of underground infrastructure • Damaged towers due to erosion |
| Sea Level Rise | <ul style="list-style-type: none"> • Flood damage to coastal and/or low-lying infrastructure |
| Severe Storms | <ul style="list-style-type: none"> • Damaged infrastructure from wind and extreme weather • Disruption of supply chains at the local and regional level • Damage to facilities due to erosion |

Source: Cities of Portland and South Portland, One Climate Future: Climate Change Vulnerability Assessment, 2019, pg. 37. Adapted from Burillo (2018).⁶⁹

⁶⁵ [SMPDC, "Tides, Taxes, and New Tactics,"](#) 10.

⁶⁶ [SMPDC, "Tides, Taxes, and New Tactics,"](#) 31.

⁶⁷ U.S. Department of Homeland Security. (2016). Casco Bay Region Climate Change Resiliency Assessment. Regional Resiliency Assessment Program.

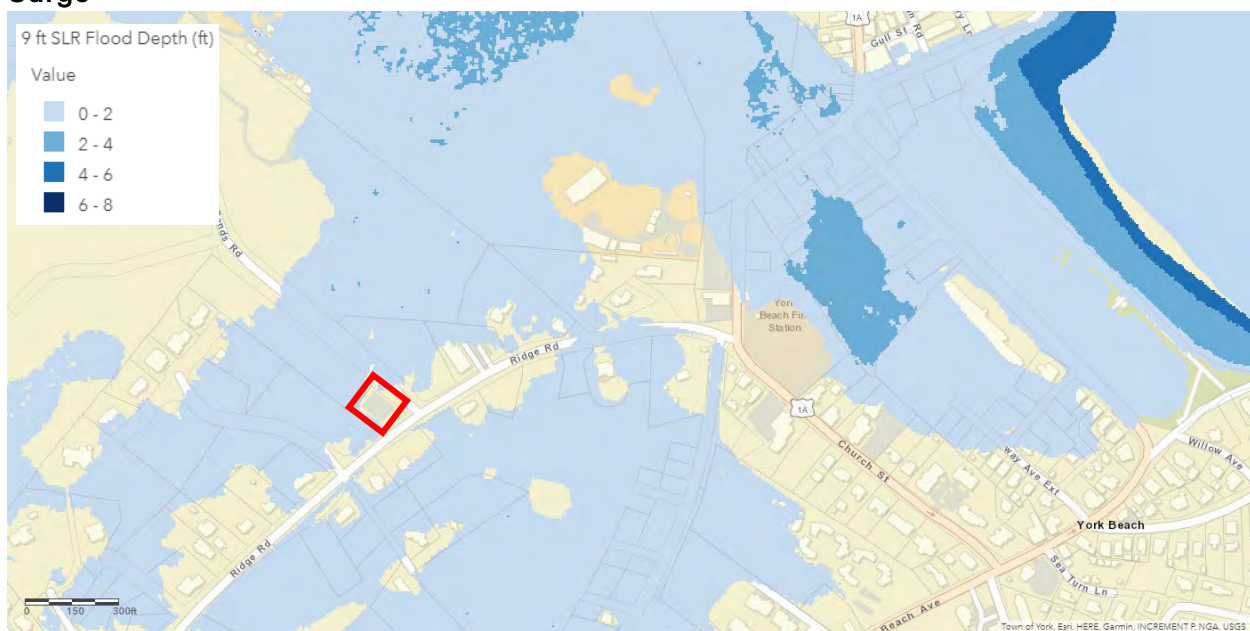
⁶⁸ <https://www.businesswire.com/news/home/20180627006314/en/AVANGRID-Announces-Comprehensive-2.5-Billion-Resiliency-Plan-to-Harden-its-Power-Grid-and-Help-Minimize-the-Impact-of-Future-Storms-on-Customers-in-Maine-and-New-York>

⁶⁹ Burillo, D. (2018). Effects of Climate Change in Electric Power Infrastructures. Retrieved from 10.5772/intechopen.82146.



Damage to a substation from extreme weather could result in power outages for many York residents. The York Beach substation is located near a floodplain and could be vulnerable to flooding from heavy rain, sea level rise, and storm surge (Fig. 10). Climate planning information was not available from CMP for this assessment. The assumption used here is that these substations have no redundancy and if operations are down due to flooding, there is no backup source of power for residents served from that location, although CMP does have some number of mobile substations that can be brought in for emergencies. Further information from CMP is needed to understand specific risks from flooding and high heat and the utility's climate action plan to adapt to these changes.

Figure 10. York Beach Substation (Red Box) with 9 Feet Sea Level Rise (SLR) and Storm Surge



Source: Maine Geological Survey. Esri.

Information and Communications Technology (ICT) Infrastructure

ICT infrastructure facilitates the use of communication devices, applications, and networks like the internet, phones, computers, television, and radio.⁷⁰ Damage to ICT infrastructure in York could reduce service quality and availability, which in turn may interfere with social connections, economic activity, and communications and access to information during emergencies.⁷¹ For this reason, ICT infrastructure needs installation and maintenance plans that consider the scope, severity, and frequency of climate hazards in the future, particularly

⁷⁰ <https://www.sciencedirect.com/science/article/pii/B9780128037737000085>

⁷¹ [USAID. \(2013\). Addressing Climate Change Impacts on Infrastructure: Preparing for Climate Change.](#) Washington DC, 29.



infrastructure with longer service lives, such as cabling and buildings.⁷² ICT plans must also consider that the highest level of use and bandwidth needed are likely to be during emergencies and sufficient redundancy will minimize impacts if part of the network is lost.

The infrastructure assets most at risk are cellular towers and overhead and underground cables. Table 18 describes potential impacts to ICT infrastructure and services in York from climate change. York has several cellular towers that are not in areas at risk of flooding but are still vulnerable to damage from storm impacts such as high winds, lightning strikes, and snow and ice. The Town has a radio communications tower located behind the Center for Active Living, at 36 Main Street, that is used for Town operations, including DPW, Police, Fire, and emergency medical services (EMS).⁷³ This tower is also not exposed to projected flooding but has similar vulnerabilities to storms as the cellular towers.

Table 18. Impacts to ICT Infrastructure and Services from Different Climate Change Hazards

| Climate Change Hazard | ICT Impacts |
|----------------------------------|--|
| Increased Temperature | <ul style="list-style-type: none"> ● Damage to cables from increased solar radiation ● Increased heat-related health and safety risks for maintenance workers |
| Heavier Precipitation Events | <ul style="list-style-type: none"> ● Increased flooding of low-lying/underground infrastructure, particularly in coastal areas and floodplains ● Exposed cables due to erosion ● Decline in stability of tower structures and foundations from changes in soil moisture or flooding |
| SLR and Storm Surge | <ul style="list-style-type: none"> ● Increased flooding and salt water corrosion of infrastructure in low-lying/coastal areas ● Decline in stability of infrastructure from changes in groundwater levels |
| More Frequent and Extreme Storms | <ul style="list-style-type: none"> ● Fallen cell towers or telephone poles from high winds or fallen trees ● Increased damage to above-ground infrastructure ● More outages for services relying on radio waves transmitted through the air, like satellite services and radio broadcasts |

Source: United States Agency for International Development (USAID), "Addressing Climate Change Impacts on Infrastructure: Preparing for Climate Change," December 2013.; [USAID, "Overarching Guide for Incorporating Climate Change Adaptation in Infrastructure Planning and Design," September 2017.](#)

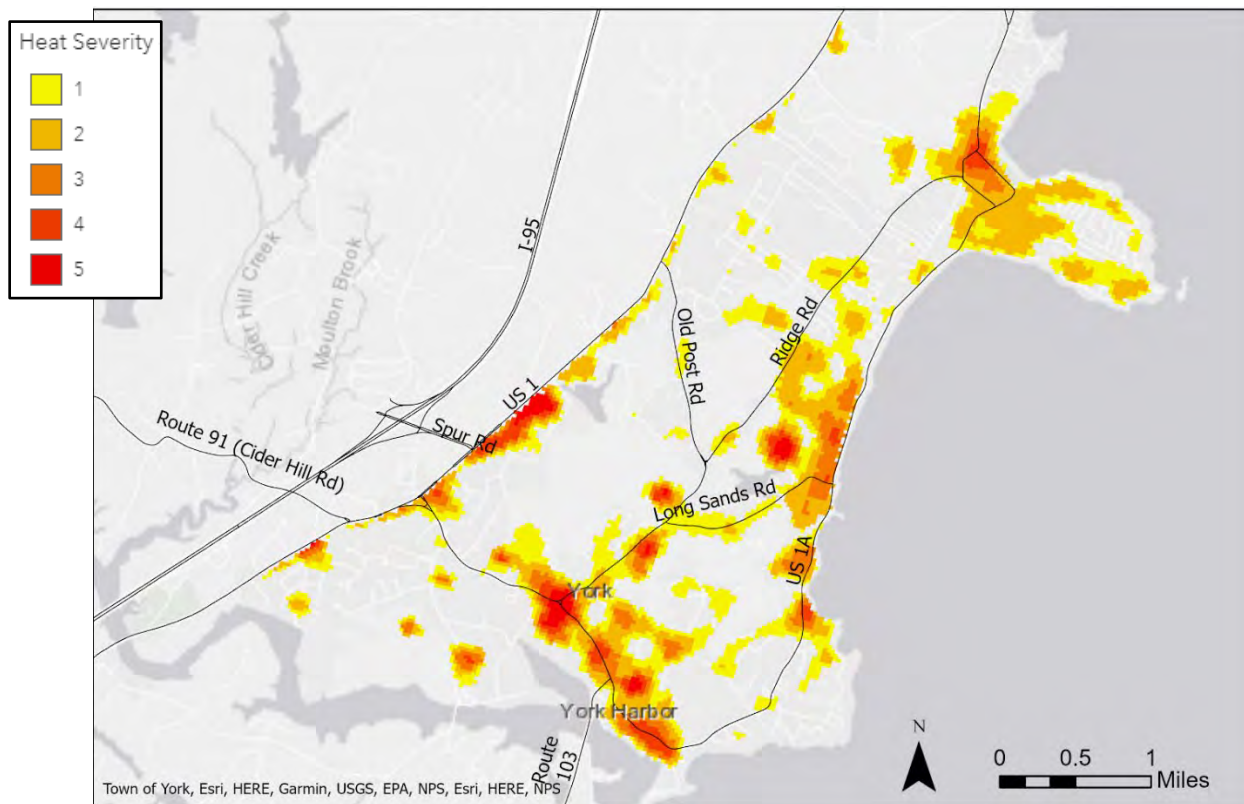
⁷² [Cities of Portland and South Portland, "Climate Change Vulnerability Assessment,"](#) 67.

⁷³ Email communication with Nicole Pestana, Town of York Emergency Management Specialist, 12/9/21.

Heat Islands and Impervious Surfaces

Areas of York with high paving and impervious surface coverage and minimal natural plantings and tree cover create “heat islands” which are built-up areas that experience higher temperatures because buildings, pavement, and other hard surfaces absorb and reflect the sun’s heat to a greater degree than natural areas containing a high proportion of trees and landscape.

Figure 11. York Heat Islands



Key: Severity is measured on a scale of 1 to 5, with 1 being a relatively mild heat area (slightly above the mean for the town), and 5 being a severe heat area (significantly above the mean for the town).

Source: Trust for Public Land.

The map illustrates the relative heat severity for every pixel of York, Maine that has a heat island (Fig. 11). The map shows heat islands in the more densely populated and developed areas along the coast between York Harbor and the Cape Neddick River, with additional areas along the Route 1 corridor. These areas contain more roads and parking lots, larger buildings, and more densely located development than other parts of town.



In addition, impervious paving affects stormwater runoff. Stormwater from paved parking lots, roadways, and sidewalks carries motor fuels and oils and other pollutants to York's rivers, beaches, and other waterways, affecting water quality. The presence of heat islands can be a consideration for DPW and its choice of materials and paving strategies, as well as considerations for a possible future tree planting program.

Community Facilities

York Beach Fire Station

According to projections by the Maine Geological Survey (MGS), the York Beach Fire Station will be partially exposed to flooding from 4 feet of combined sea level rise and storm surge and fully inundated from 6 feet or more of combined sea level rise and storm surge (Fig. 12). In a scenario where the stations operations were impacted or shut down by flooding, the York Village Fire Station would provide cover. Both York fire departments are also part of mutual aid pacts through which assistance can be requested from neighboring towns in the event of an emergency.⁷⁴ The York Beach Fire Station also serves as an emergency shelter but may not be a viable shelter option during a flooding emergency, which could strain the capacity of other emergency shelters in town or result in some people being unable to access an emergency shelter.

⁷⁴ Email communication with Chief Balentine (YVFD) and Chief Welch (YBFD), 12/9/21.



Figure 12. York Beach Fire Station (Red Box) with 4 Feet (Top) and 6 Feet (Bottom) of SLR and Storm Surge



Source: Maine Geological Survey. Esri.



Long Sands Bath House

The Long Sands Bath House is the headquarters for the lifeguards and first aid for Long Sands Beach. The facility is projected by MGS to be fully inundated by 9 feet or more of combined sea level rise and storm surge (Fig. 13). However, the facility is known to be at risk of minor flooding and damage with as little as 2 feet of storm surge during high tide. On January 17, 2022, a storm surge of at least 2 feet from Winter Storm Izzy resulted in minor exterior damage and internal flooding requiring extensive cleaning. Clean-up from this storm was quoted at \$1,905 and an insurance claim was filed for repairs.⁷⁵ More extensive damage to this resource could require the relocation of lifeguards to a different facility located further from Long Sands Beach, such as the York Beach Fire Station, which would reduce their capacity to provide emergency care.⁷⁶

Figure 13. Long Sands Bath House (Red Box) with 9 Feet of SLR and Storm Surge



Source: Maine Geological Survey. Esri.

⁷⁵ Town of York Board of Selectmen meeting packet, January 24, 2022.

<https://www.yorkmaine.org/AgendaCenter/ViewFile/Item/1143?fileID=11818>.

⁷⁶ Email communication with Nicole Pestana, York Emergency Management Specialist, 12/9/21.



Exterior damage to the Long Sands Bath House from Winter Storm Izzy on January 17, 2022. Source: Town of York.



Aftermath of flooding at the Long Sands Bath House from Winter Storm Izzy on January 17, 2022. Clean-up costs were quoted at \$1,905. Source: Town of York.

York Harbor Facilities

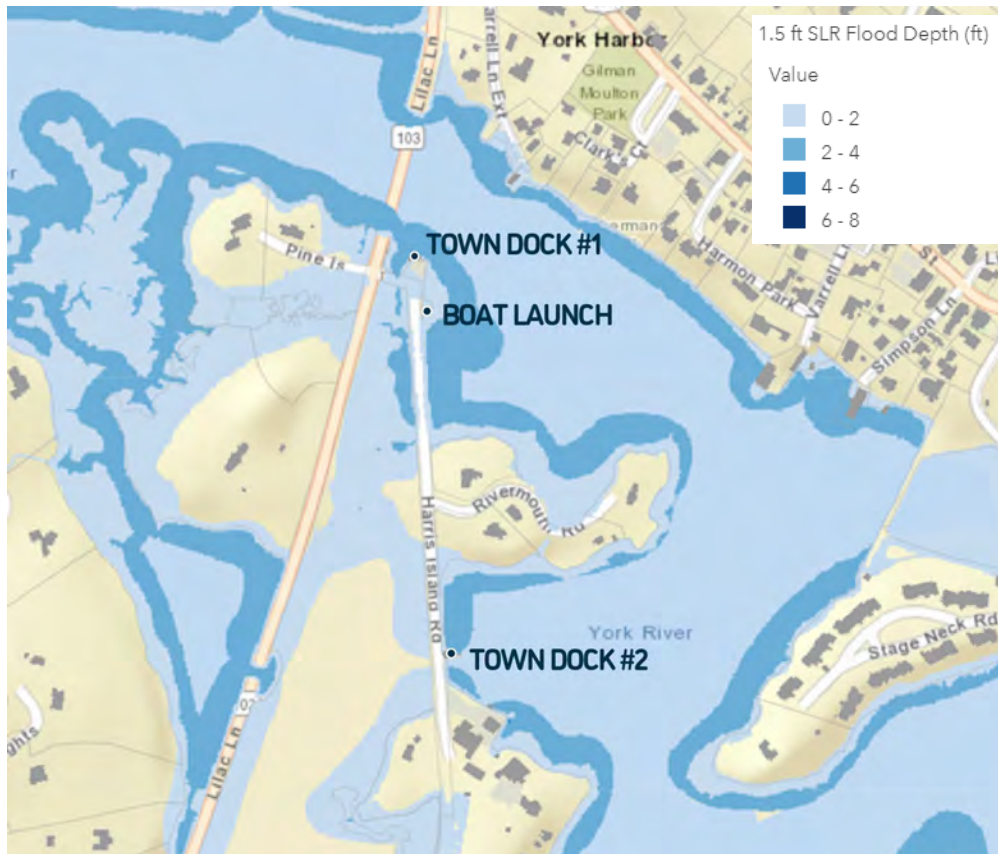
The York Harbor facilities on Harris Island Road, including Town Docks #1 and #2, the Strawberry Island boat launch, and the Harbormaster office, are projected to flood with as little as 1.5 feet of sea level rise and storm surge (Fig. 14). The York Harbor Board has begun preliminary discussions about dock heights in regard to sea level rise, including initial planning on replacing Town Dock #2.⁷⁷ Notably, Harris Island Road may become inaccessible at 1.5 feet of sea level rise and storm surge. This means that even if the harbor infrastructure itself was raised above inundation levels it still may not be usable without modifications to prevent flooding on Harris Island Road.⁷⁸

⁷⁷ Email communication with Mike Sinclair, Town of York Harbor Board Chair, 12/12/21.

⁷⁸ Email communication with Mike Sinclair, Town of York Harbor Board Chair, 12/12/21.



Figure 14. York Harbor with 1.5 Feet of SLR and Storm Surge



Source: Maine Geological Survey. Esri.

York Hospital

York Hospital reports that they try to ensure that they have equipment with adequate cooling capacity. However, in general, high heat taxes their chillers, resulting in higher operational costs and occasionally leading to chiller failure.⁷⁹ Strain on cooling equipment will grow as temperatures increase with climate change.

Schools

Historically, high heat in schools was not a major cause of concern because school is not in session during the hottest months of the year. However, climate change will make high heat days increasingly more likely during the fringe summer months of June and September. Any summer uses of school buildings will be even more impacted by high heat. Presently, only Village Elementary School has air conditioning throughout the building. York Middle School

⁷⁹ Email communication with Robin LaBonte, Chief Financial Officer of York Hospital, 12/13/21.



has air conditioning only in its 2001 addition and Coastal Ridge Elementary School has window units for the classrooms. York High School does not have any air conditioning.⁸⁰

What the Community Said

The summary of community feedback below represents the common themes heard during public meetings and events, as well as through other forms of outreach. When information is provided from the Fall 2021 Comprehensive Plan Community Survey⁸¹ results, this is specifically noted with the percentage of respondents who replied in this way.

- Approximately 42% of survey respondents view Public Facilities and Services as very important to quality of life in York. Another 46% view these as somewhat important (1,163 responses to this question).
- Survey respondents reported that the top three Town services that need improvement are: roadway and sidewalk maintenance/improvements (29%), Code enforcement (18%), recreation and social programs and activities (17%) (978 responses to this question).
- Survey respondents ranked the following as the top public service priorities for investment/expansion: roadway and sidewalk maintenance/investment (39%); recreational and social programs/activities (26%); and schools (23%) (978 total responses to this question).
- Of the 506 survey respondents who said they use the Town's social services/older adult services, approximately 27% said these services need improvement, 56% said these services are adequate, and 16% said they are highly satisfied with these services.
- Of the 664 survey respondents who said they use York's schools, approximately 25% said these services need improvement, 42% said these services are adequate, and 33% said they are highly satisfied with these services.
- The majority of survey respondents view increasing internet and cable access in York as a priority, with 58% rating it as very important and 27% rating it as somewhat important (977 total responses to this question).
- The majority of survey respondents see increasing cell coverage in York as a priority, with 69% rating it as very important and 21% as somewhat important (977 total responses to this question).
- Approximately 34% of survey respondents view Town Capacity (staffing, availability of resources, coordination between departments and other service providers) as very important and should be thought about more. Approximately 52% view Town Capacity as

⁸⁰ Email communication with Nicole Pestana, York Emergency Management Specialist, 12/9/21.

⁸¹ There were 1163 responses to the survey. Not every question had a 100% response rate; the total number of responses for a particular question is noted where applicable.



somewhat important and may need to be thought about more (971 responses to this question).

- Consolidate/expand facilities for programs and services, i.e., for Parks & Recreation, Center for Active Living, and community organizations. A specific idea includes an indoor swimming pool for residents to use year-round.
- A community center – multigenerational for community gathering, programs, recreation, and services. Space for multiple age groups, including older adults and teens.
- Development of services and facilities for older adults needs to be a focus.
- Expand/upgrade water and sewer services to address new development and needs as they arise. This may include water and sewer systems needed to support and enable specialized housing projects for older adults and modest income families.
- Increase the number and improve the quality of infrastructure to expand transportation options and increase safety, e.g., more sidewalk connections, bike paths, and pedestrian walking paths.
- Improve transportation capacity, including expanded transportation options, e.g., public transportation, shuttles, or busses, to address major fluctuations in peak demand at various times of year. (This is primarily addressed in Appendix A8: Transportation Current Conditions.)
- Improve cell phone, wireless, broadband, and fiber optics coverage and services in York, as residents and business owners find it unstable and unreliable. “Dead zones” and uneven wireless service also impact the parking meters at Long Sands Beach with additional cell service issues during the peak tourist season.
- 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 questions as to what steps the Town can take to optimize and manage the use of Town-owned land with public access.

Key Takeaways

Assessing Staffing Capacity

Many Town departments report a need for additional staffing, with many noting that current staffing has been just able to maintain their levels of service but will not be able to handle additional increased demands from the public. In addition, current staffing levels do not allow the level of staff data collection and review that is necessary to track trends, monitor growth, and in the future, gather data for greenhouse gas emissions reporting requirements and progress on implementation of Town plans.



Town staff have expressed the need for additional capacity to support care and maintenance of the Town's roads and rights-of-ways, recreational trails, and additional parking management. Many departments report that finding sufficient seasonal employees, such as summer recreation programs and winter snow removal, has become more difficult and that retention of staff is a challenge. The Town also does not employ staff to manage grant applications and oversight, choosing instead to partner with other organizations who pursue grants. Reconsideration of this may be necessary in the future, particularly regarding larger state and federal climate change funding and finance opportunities for infrastructure improvements.

Acknowledging Housing Affordability Impacts on Staff Recruitment

Staff of some departments, including Police, Public Works, and some Fire employees, are required to live within 30 miles/minutes of town. As housing prices increase in York and surrounding areas, this requirement has become increasingly difficult for employees to meet. Housing affordability was mentioned as an issue when discussing all Town staffing efforts and many departments report challenges with filling staff positions that are attributed, at least in part, to the lack of affordability and housing choice in York and the surrounding area.

Assessing Facility Capacity

Some departments report challenges with existing facilities. The Parks & Recreation Department does not have direct control over spaces in which to run their programs; While coordination and collaboration generally is good, scheduling at school facilities can be challenging as there are multiple users and needs for the same spaces. DPW has its more recently acquired facility on U.S. Route 1, but is waiting for funding for necessary renovations in order to move its headquarters to that location. Depending on the outcome of a current joint study on staff, facilities, and equipment needs, the York Beach Fire Station and York Village Fire Station may need some facility and equipment upgrades. In some instances, such as at Town Hall, staffing levels are limited by the physical capacity of the facility. The Town Hall expansion will result in additional facility space to support increased staffing. Limitations of space across departments may hinder efforts to increase staff and services and this may influence public-private partnerships to address capacity needs. Needs of residents will change as the population of York ages and also as additional requirements must be met regarding the Selectboard commitments toward reducing greenhouse gas emissions and addressing climate change impacts in York.



Improving Telecommunications, Broadband, Internet, and Wireless Communications

Town-wide, serious concerns about gaps and stability in internet and wireless service and network coverage have been identified anecdotally by Town staff, Steering Committee members, and community members throughout the planning process and the Comprehensive Plan Community Survey. Some towns across the northeast have addressed the need to improve internet service by contacting service providers to discuss changing conditions and the need to expedite improved service and coverage for town residents and businesses. In preparation for discussions with service providers, towns have collected more detailed information through town-wide surveys of residents and businesses to identify the needs for better service and locations to make the case for sufficient demand to warrant service expansion. This is also very much a regional issue, as the goal is to identify pockets of demand (and enough of them) to warrant installation of better service. York could work with neighboring towns and through SMPDC in the effort to improve services regionally. There may also be planning grant opportunities through the state's ConnectMaine⁸² website.

Accommodating Population Changes and Accessibility

Over the next 15 years, it is likely that York will continue to see slow but continual population growth of both year-round and seasonal residents.⁸³ In addition, 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 2019.⁸⁴ As the population in York continues to age, the need for facilities will evolve, and considerations such as accessibility and universal access will become increasingly important to meet the needs of the community.

Improving York's Tree Canopy and Reducing Impervious Surfaces

The town does not track tree canopy coverage nor does it have a Street Tree Planting Program. As climate change brings more high heat days to the town, tree planting can help reduce the town's heat islands—places where large areas of impervious surface such as parking lots, street paving, and buildings reflect and magnify heat. York's impervious paved surfaces, including town roads, sidewalks, and parking lots, contribute to the heat island affect and also cause stormwater runoff to flow into nearby rivers, the coast, and other waterways. The Town could consider a Tree Planting Program to reduce the impacts of high heat days (days that feel over 90 degrees) and also explore the use of alternative paving materials that allow for natural growth and provide pervious surfaces wherever possible.

⁸² <https://www.maine.gov/connectme/grants>

⁸³ American Community Survey, Southern Maine Planning & Development Commission, and Levine Planning Strategies.

⁸⁴ 2019 U.S. Census Five-Year American Community Survey



Planning for Growth

Town facilities and services should continue to be focused in areas identified as desired Growth Areas. As of the writing of this plan, The York Water and Sewer Districts indicated that there is room for growth within their existing service areas, which are within the Town 2006 Growth Area. Future growth may necessitate expansion or upgrades to water and sewer services to address new development needs as they arise. The Town should work closely with water and sewer providers in coordination of any necessary service expansions.

Coordinating with Organizations and Regional Groups

Town Departments have been actively involved with many regional organizations and neighboring communities for infrastructure planning and maintenance, emergency services, as well as programs and services. Many Town social, recreational, and educational services and programs are available for residents through the Parks & Recreation and School Departments. However, there are additional and specific programs for community members provided through other municipal entities, non-profit organizations, and private entities. There may be opportunities for additional coordination with community service providers and organizations to expand the scope and reach of their offerings.

Assessing Septic System Ordinances and Requirements

Within the Watershed Protection Overlay District that surrounds surface water drinking supplies, septic systems must be pumped every three years (York Zoning Ordinance Section 10.3.9.2). A three-year pumping cycle is generally adequate for conventional septic systems; however, an inspection-based program would be preferred from a technical-management standpoint. The Town may wish to consider whether the existing requirement should be expanded to areas of York, such as along the York River or in proximity to the coast or the north side of the Cape Neddick River, where septic systems are known to be susceptible to failure and where sensitive receptors such as wetlands, exist.

York does not have a cesspool or substandard septic system replacement initiative and there is no dedicated funding at the municipal level to assist in repair and replacement of substandard systems. The Town may wish to evaluate whether substandard systems are in locations that may be threatening to environmental quality or public health. The Town may also wish to evaluate whether owners of cesspools and other substandard systems are likely to have the means to upgrade their systems and to investigate potential ways to support system upgrades to protect the natural environment and water quality of the rivers in York.



Adapting to Climate Change

Climate change is expected to have an impact on a number of public facilities and infrastructure in York, including municipal buildings, transportation, energy, communications, stormwater, drinking water, and sewer and waste. Facilities that have the greatest projected risk from sea level rise and storm surge are the York Harbor facilities on Harris Island Road, the York Beach Fire Station, and the Long Sands Bath House. York Hospital and the York public schools are among the most at risk from high heat. This is because of the higher vulnerability of people who use those facilities and potential limitations of existing cooling systems to manage more frequent and severe heat. Underground pipe systems and electricity wires above and below ground will be at increasing risk of damage from more extreme storms and changes in groundwater levels due to sea level rise. Understanding risks and preparing for these impacts will be essential to maintaining the Town's public services and anticipating budgetary needs.

Reducing Greenhouse Gas Emissions in Town Facilities

As town facilities require improvements and new facilities or additions are built, the Town will need to consider incorporating new technology, building systems, and construction methods to improve energy efficiency and reduce greenhouse gas emissions.⁸⁵ Town projects can also consider the incorporation of on-site electricity generation such as solar energy. These efforts will be needed to meet the Town's commitment to reduce greenhouse gas emissions.⁸⁶

⁸⁵ The Town's 2021-22 climate planning efforts indicate that buildings account for the majority of York's greenhouse gas emissions.

⁸⁶ Town of York commitment to the Global Covenant of Mayors for Climate and Energy, 7/29/19.



Existing Land Use

Understanding York’s existing land use and zoning provides a basis for understanding current conditions and determining if future changes need to be made to achieve Town goals. Land use regulations have implications for all of the other elements of York’s Comprehensive Plan. As a primary tool to maintain and focus uses, zoning and land use regulations are critical to efforts to be proactive about directing change and protecting the features that residents wish to preserve.

This topic includes...

- Current land use
- Town growth and rural areas
- Base Zoning Districts
- Zoning Overlay Districts
- Site Plan & Subdivision Regulations
- York Floodplain management
- Permitting and approvals processes
- Recent development patterns
- Climate change impacts
- Town capacity
- What the community said
- Key takeaways

Current Land Use

The Town of York occupies an estimated 55 square miles of land made up of approximately 9,237 parcels,¹ which supports a varied mix of land uses. Of the land that is developed, a relatively high proportion is devoted to residential uses, open space, agriculture, forestry, and recreation. As the town has grown, portions of town east of U.S. Route 1 are more developed,

¹ 2020 Town of York Assessor data.



with higher concentrations of commercial uses along U.S. Route 1 and within the town's villages.

York's Land Use Distribution

Land area designated as "residential" is the largest land use category at approximately 39% of the town, and about 80% of the parcels (Fig. 1 and Table 1).² Just under 10% of land is assessed as Open Space/Agriculture/Forestry/Cemeteries, and less than 6% is assessed as Commercial uses. There is also a significant amount of land categorized as Utilities (almost 7%), as well as Government/Institutional/Charitable/Non-Taxed (just under 9%).

Commercial and Industrial uses combined make up approximately 6% of the town's land. There is a significant amount of land, based on Town Assessment, that is considered Vacant or not developed (approximately 17%) as well as Undevelopable (almost 14%).



Left Photo: Nearly 40% of York's land use is residential. Right Photo: Commercial uses occupy less than 6% of York's total land use.



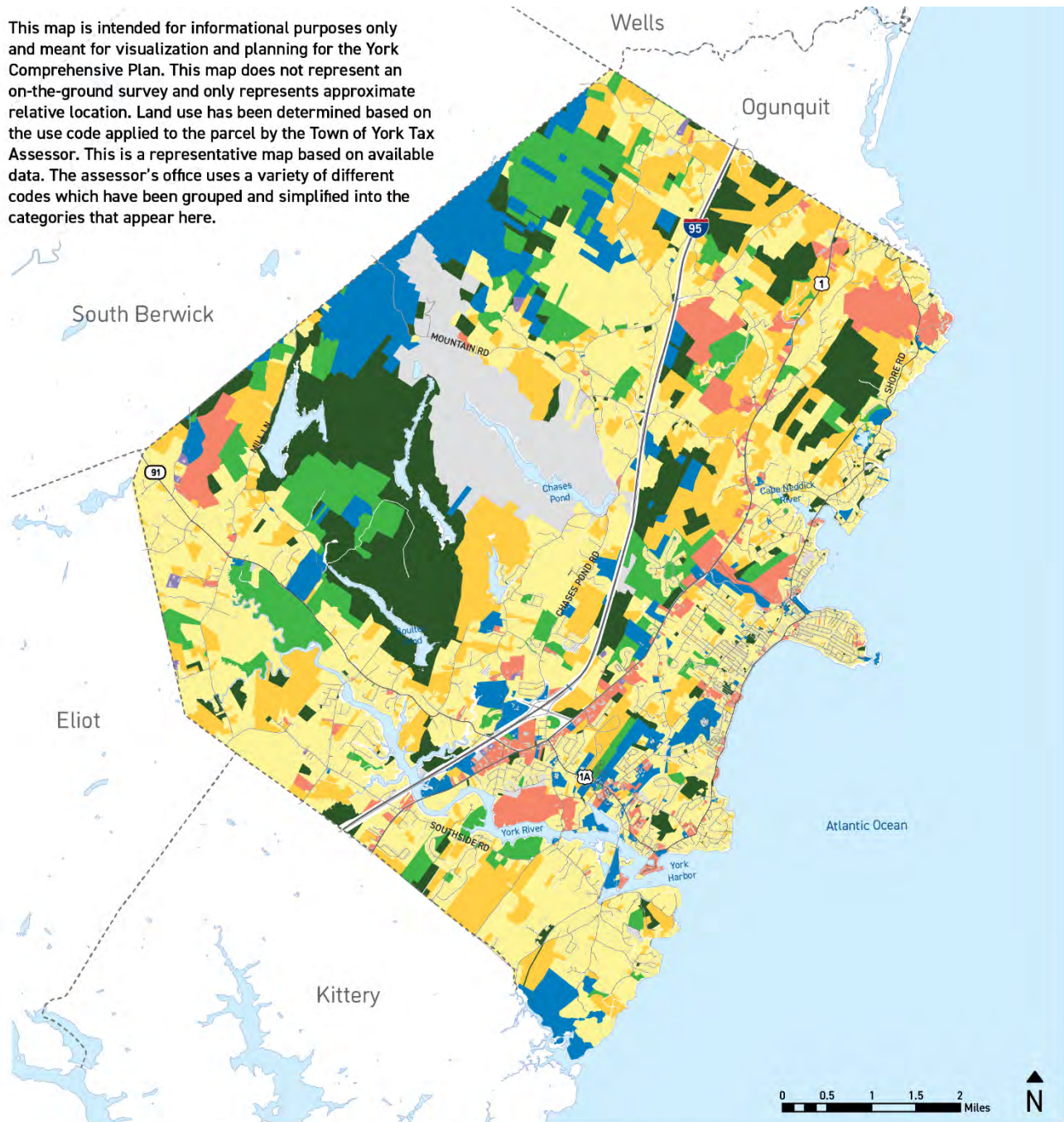
Left Photo: Highland Farm Preserve. Right Photo: York Middle School.

²Determined by analyzing data by tax assessment land use categories from the Town's Assessor's Office,



Figure 1. York Land Use by Tax Assessor Category (2020)

This map is intended for informational purposes only and meant for visualization and planning for the York Comprehensive Plan. This map does not represent an on-the-ground survey and only represents approximate relative location. Land use has been determined based on the use code applied to the parcel by the Town of York Tax Assessor. This is a representative map based on available data. The assessor's office uses a variety of different codes which have been grouped and simplified into the categories that appear here.



Data Sources: 2020 Town of York Assessors, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie. The data shown here is for planning purposes only and is not intended for making legal or zoning boundary determinations.

- | | | |
|--|--|---|
| Residential | Utilities | Unlabeled |
| Commercial | Vacant | |
| Industrial | Undevelopable | |
| Government/Institutional/ Charitable/Non-Taxed | Open Space/Agriculture/ Cemeteries/Forestry | |



Table 1. 2020 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% |
| Single Family | 11,520 | 35.1% | 6,909 | 74.8% |
| Multi-Family | 1,216 | 3.7% | 520 | 5.6% |
| Commercial | 1,859 | 5.7% | 319 | 3.5% |
| Industrial | 56 | 0.2% | 15 | 0.2% |
| Vacant/ Not Developed | 5,576 | 17.0% | 735 | 8.0% |
| Residential | 5,560 | 16.9% | 727 | 7.9% |
| Commercial | 15 | >0.1% | 7 | 0.1% |
| Industrial | >1 | >0/1% | 1 | >0.1% |
| Undevelopable | 4,428 | 13.5% | 349 | 3.8% |
| Residential | 2,016 | 6.1% | 329 | 3.6% |
| Commercial | 2,412 | 7.3% | 20 | 0.2% |
| 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 | 2,890 | 8.8% | 184 | 2.0% |
| Unlabeled | 45 | 0.1% | 44 | 0.5% |
| Total (Estimate*) | 32,843 | 100% | 9,237 | 100% |

Source: 2020 Town of York Assessor Data; Town of York GIS data.

*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 2. York Land Area by Base Zoning Category are due to the GIS data provided. This discrepancy is not unusual, and the focus should be on the Percentage of the Total.

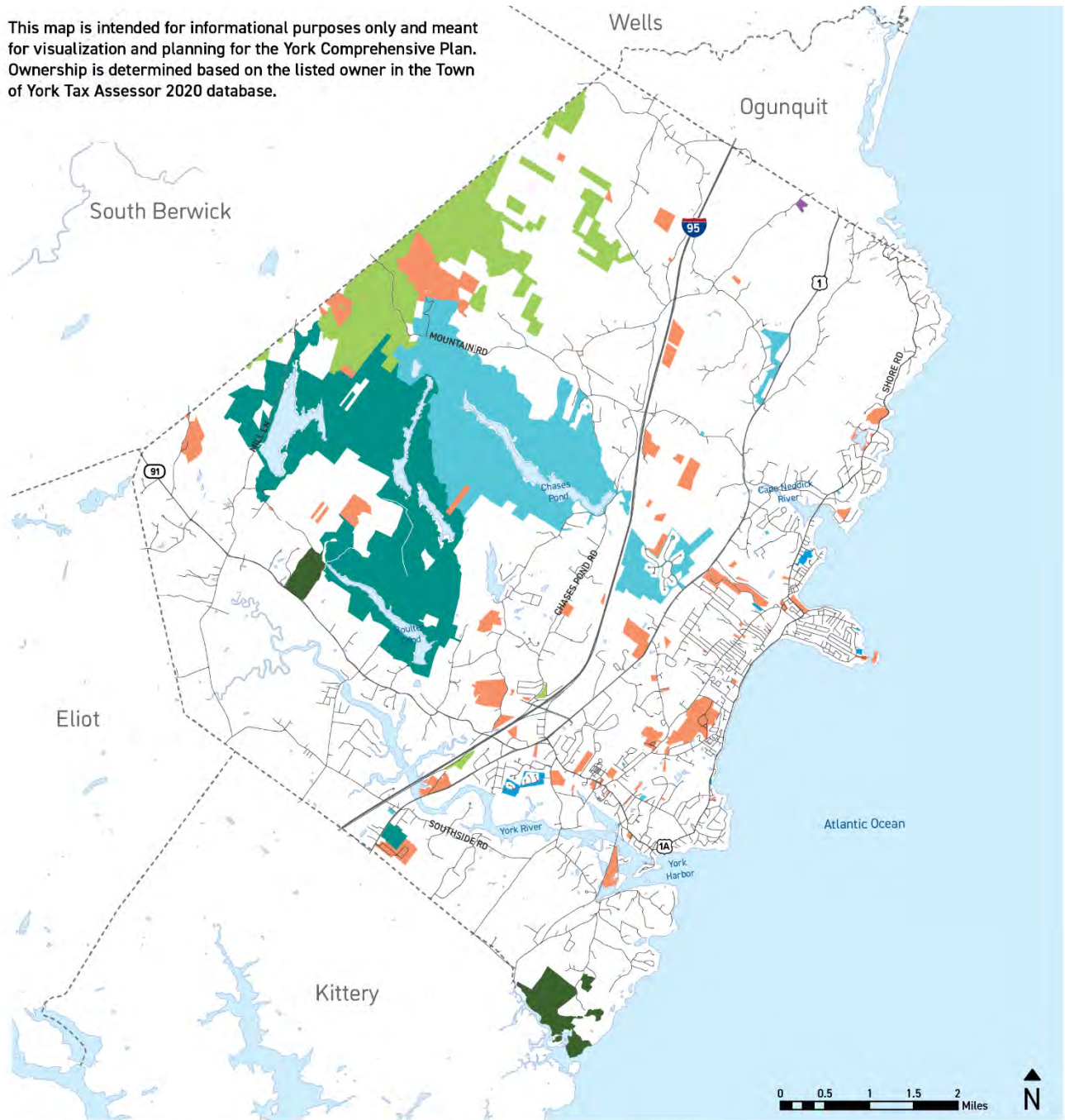
Note: Each parcel in the Town Assessor database is counted towards only one specific land use based on its "primary use" category. In the amended 1999 Town of York Comprehensive Plan, the percentages for developed residential use was 33% of land area and 68% of parcels. However, it should be noted that land use classifications were slightly different from the categories in Table 1 above, which use 2020 Town tax assessment categories.

Fig. 2 offers a better understanding of ownership of the significant amount of land in York categorized as Utilities and as Government/Institutional/Charitable/Non-Taxed. These land use categories include large areas owned by Kittery Water District and York Water District, the State of Maine, the U.S. Government, and the Town of York.



Figure 2. Government and Publicly-Owned Lands

This map is intended for informational purposes only and meant for visualization and planning for the York Comprehensive Plan. Ownership is determined based on the listed owner in the Town of York Tax Assessor 2020 database.



Data Sources: 2020 Town of York Assessors, Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset. Map created by CivicMoxie. The data shown here is for planning purposes only and is not intended for making legal or zoning boundary determinations.

- | | |
|---|---|
| ■ State of Maine | ■ York Sewer District |
| ■ Town of York | ■ York Water District |
| ■ Federal | ■ Kittery Water District |
| ■ Town of Ogunquit | |

Town Growth and Rural Areas

The State of Maine's, Title 30-A, §4326: Growth management program elements, requires municipalities to develop a growth management program that includes defined Growth Areas, if applicable, as well as Rural Areas. These areas are defined as part of the State's Growth Management Program:

- **Growth Area:** ...suitable for orderly residential, commercial, or industrial development...and into which most development projected over 10 years is directed
- **Rural Area:** ...area deserving of some level of regulatory protection from unrestricted development...and from which most development projected over 10 years is diverted

The state requires municipalities to direct their infrastructure and facilities investments primarily toward Growth Areas. York's Growth Area Boundary was determined in the 2006 York Comprehensive Plan Policy Chapter and generally encompasses the area east of I-95 with the Cape Neddick River being its northern boundary and the York River bounding the area to the south (Fig. 3). Information is provided later in this section on development patterns and trends in York since 2010, including what percentage of development has occurred in Growth Areas versus Rural Areas of York.



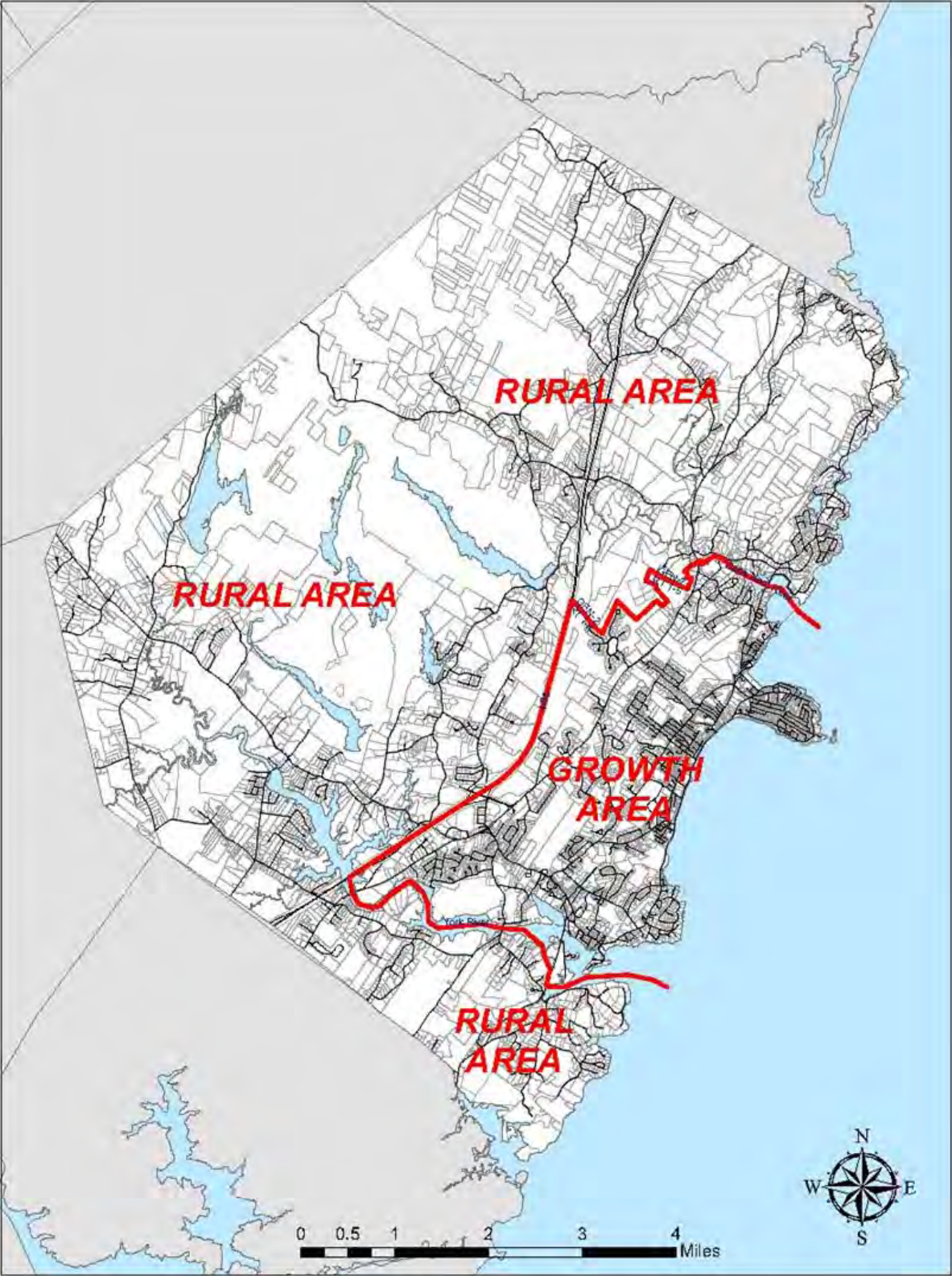
Left Photo: All York Housing Authority properties, including Village Woods (above), are within the 2006 Growth Area. Source: Jeff Levine. Right Photo: Much of the U.S. Route 1 Corridor is within the Growth Area.



Left Photo: The 2006 Growth Area contains York's economic centers, including York Village (above). Right Photo: Public services provided by the York Water District (above) and York Sewer District are primarily contained within the Growth Area.



Figure 3. Town of York Growth Area Boundary, 2006



Source: York Planning Department, York Comprehensive Plan Policy Chapter 7/11/06



York's Zoning

The Town of York's Zoning Ordinance states the following General Purpose: "In the broadest sense, the Zoning Ordinance helps protect public health, safety and welfare by encouraging appropriate use of land and protection of resources by following policy directions of the Comprehensive Plan and State Statutes"³ The Town's Zoning Ordinance, originally enacted on March 18, 1992, has been amended over 50 times, with revisions and amendments generally passed once or twice per year.

York's Zoning Ordinance, is well-intentioned and thorough, but has often been described as "complex" by both residents and Town staff. York has base zoning that includes use and dimensional requirements, as well as additional supplemental requirements, special provisions, overlay districts, and other standards, regulations, policies, permit processes, and amendments. The layering effect of all the requirements written out in the Zoning Ordinance and other regulations leads to confusion. Community members and property owners often seek assistance from the Planning and Code Enforcement Departments to understand what is allowed and where, as well as the necessary permitting and approval processes.

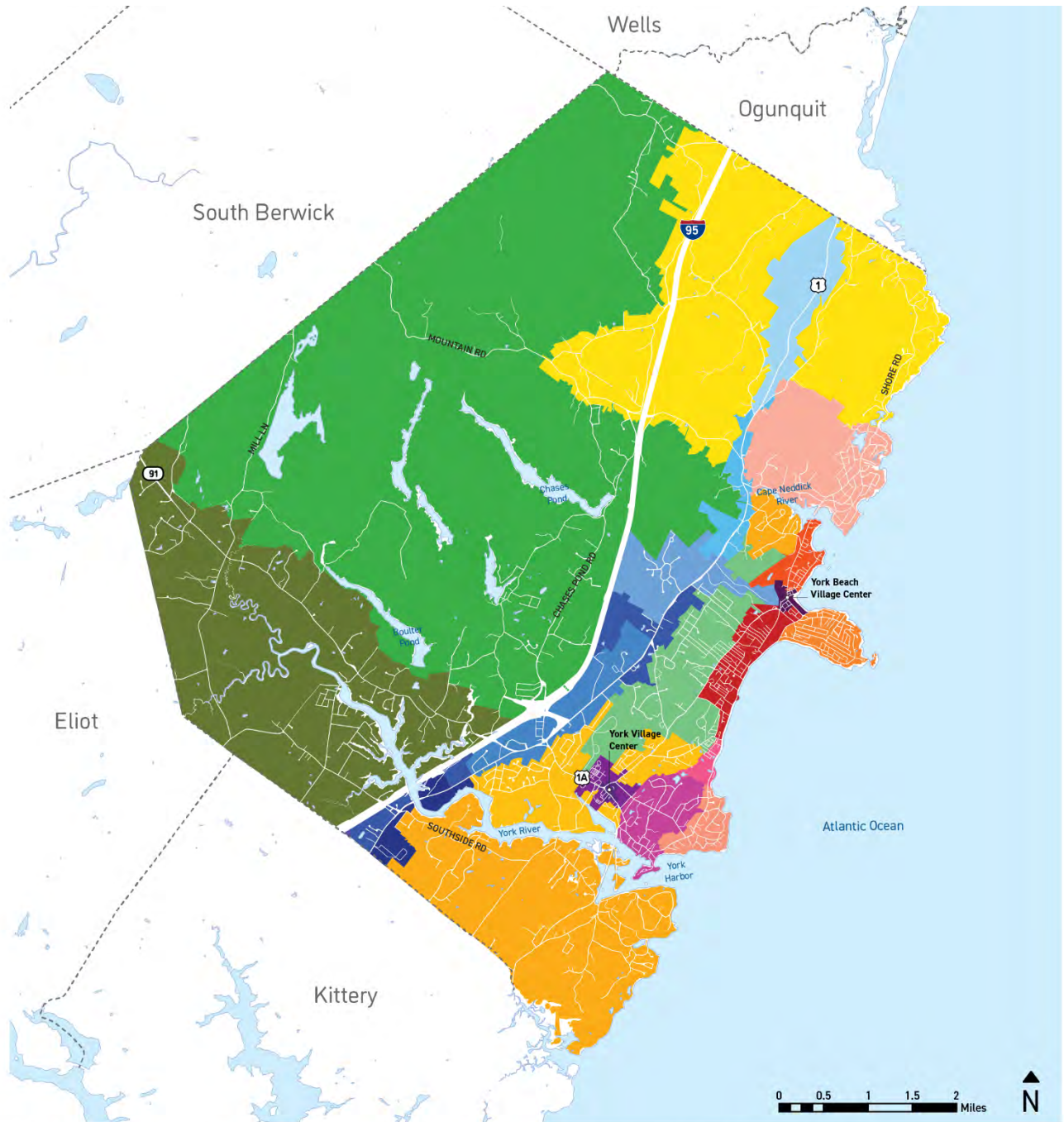
Base Zoning Districts

The Zoning Ordinance includes 22 categories within its base zoning. The boundaries of those base zoning districts established pursuant to this Ordinance are delineated in detail on the York Zoning Ordinance: Base Zoning Districts map below (Fig. 4).

³ Town of York Zoning Ordinance, Article 1, General Purpose, as Amended 11/07/2000.



Figure 4. York Base Zoning Map, 2/4/16



Data Sources: 2019 Town of York OpenData, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset.
 Map created by CivicMoxie.

| | | | | |
|-------|--------|--------|--------|-------|
| 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 | |



Zoning District Descriptions

The base zones in the Zoning Ordinance are delineated below with brief summary descriptions. Tables with Dimensional Regulations by Zone are provided later in this section.

Residential Zones⁴

RES-1A Residential 1A

RES-1B Residential 1B

Geographically, all of RES-1B, and only a very limited portion of RES-1A, is within the Town's 2006 Growth Area.

Overall Allowed Uses: RES-1A and RES-1B have the same allowed uses.

Residential allows six types: Single-Family, Two-Family, Boarding House, Bed & Breakfast, Elderly Housing, and Elderly Congregate Housing. Commercial allows motel/hotel, restaurants, and marinas all only on Harris Island, and small (three rooms or less) lodging and tourist homes/Inns. Office allows only Town of York or School District offices; several Civic and Public uses are allowed, except for treatment plants or DPW-related storage. Most Industrial uses are not allowed except for bulk storage collection bins. Several Rural and Agricultural uses are allowed, such as aquaculture, general purpose farm, agriculture and nurseries, timber harvesting, forest and wildlife management activities, and specified others. Several other use categories and uses are allowed with others being expressly prohibited.

RES-2 Residential 2

Geographically, RES-2 is outside of the Town's 2006 Growth Area and considered to be in a Rural Area. This zone also straddles across I-95.

Overall Allowed Uses: Allowed Residential uses include four types: Single-Family, Two-Family, Boarding House, and Bed & Breakfast. Very few Commercial uses are allowed, with motel/hotel only being allowed if existing prior to 1985. Most of the other allowed uses are similar to those allowed in RES-1A and RES-1B.

RES-3 Residential 3

Geographically, RES-3 is generally north of the Cape Neddick River, outside of the 2006 Growth Area, and adjacent to RES-2.

Overall Allowed Uses: Allowed Residential uses include four types: Single-Family, Two-Family, Boarding House, and Bed & Breakfast. Commercial uses appear to be almost all expressly prohibited. Most of the other allowed uses, however, are generally similar to those allowed in RES-1A, RES-1B, and RES-2.

⁴ From §4.1.1 Residential Districts.



RES-4 Residential 4

Geographically, RES-4 is north of York Harbor and includes York Harbor Beach.

Overall Allowed Uses: Allowed Residential uses include six types: Single-Family, Two-Family, Boarding House, Bed & Breakfast, Elderly Housing, and Elderly Congregate Housing, similar to RES-1A and 1B. However, special exemptions are needed for Two-Family and Boarding House with additional private garage restrictions for Single-Family. Similar to RES-3, almost all Commercial uses appear to be expressly prohibited. Most of the other allowed uses are generally similar to those allowed in RES-1A through RES-3 with the exception of no specific Recreation and Amusement uses allowed.

RES-5 Residential 5

Geographically, RES-5 is generally east of Long Beach Avenue, adjacent to RES-7 and York Beach Village Center and is within the Town's 2006 Growth Area.

Overall Allowed Uses: Allowed Residential uses include four types: Single-Family, Two-Family, Boarding House, and Bed & Breakfast, similar to RES-2 and RES-3. There are more Commercial uses allowed, including motels/hotels and separate restaurants, both with specific restrictions, as well as lodging and tourist homes/inns and ice cream stands. Most of the other allowed uses are generally similar to those allowed in RES-1A through RES-4 with the exception of no specific Recreation and Amusement uses allowed.

RES-6 Residential 6

Geographically, RES-6 is north of York Beach and York Beach Village and is within the Town's 2006 Growth Area.

Overall Allowed Uses: Allowed Residential uses include five types: Single-Family, Two-Family, Boarding House, Bed & Breakfast, and Elderly Housing. Commercial uses specifically allow marinas in this district. Most of the other allowed uses are generally similar to those allowed in RES-1A through RES-5 with the exception of utilities being allowed, as the York Sewer District is located within this zone.

RES-7 Residential 7

Geographically, RES-7 runs along Long Sands Beach and is within the Town's 2006 Growth Area.



Overall Allowed Uses: Allowed Residential uses include six types: Single-Family, Two-Family, Multi-Family, Boarding House, Bed & Breakfast, and Elderly Housing. Commercial uses that are allowed are similar to those in RES-5. Most of the other allowed uses are generally similar to those allowed in RES-1A through RES-5.

A Note about Manufactured Housing

The Zoning Ordinance includes, but does not limit, the definition of manufactured housing to include “mobile homes” and “trailers,” as these housing units should be constructed after 1976 and in compliance with HUD standards.

Outside of Manufactured Housing Parks, manufactured homes are allowed in all places in York, subject to requirements and restrictions applicable to conventionally-constructed residential structures. There are additional standards listed in Article 13.2, including the need for a permanent foundation that complies with the building code.

A manufactured housing park is a parcel of land under unified ownership and management as approved by the Town. Three or more manufactured housing units are permitted in GEN-2, and those with 15 or fewer units are permitted within GEN-3 not located southeast of Ridge Road or west of Old Post Road. Additional standards and restrictions are detailed in Article 13.3.

The GEN-3 zone is located entirely within the Town’s Growth Area.

*Business Zones*⁵

BUS-1 Business 1

Geographically, BUS-1 is adjacent to York Village Center-2, includes a good portion of York Harbor and is within the Town’s 2006 Growth Area.

Overall Allowed Uses: Allowed Residential uses include seven types: Single-Family, Two-Family, Multi-Family, Boarding House, Bed & Breakfast, Elderly Housing, and Elderly Congregate Housing. Private garage limitations are in place for Single-Family, Two-Family, and Multi-Family. Boarding House uses are allowed only by Special Exception. Commercial uses allowed include service businesses serving local needs, small businesses, and many other local community services and retail needs, including restaurants, florists, laundries and dry cleaners, appliance repair services, day care, among others, while expressly prohibiting retail larger than 2,500 SF, fast food, chain

⁵ From §4.1.2 Business, Village and General Districts .



stores, and hotel/ motels. Additionally, Office uses allowed include business, financial, professional, and medical. Most of the other allowed uses are generally similar to those allowed in the RES districts, with differing intensities and specified allowances due to the more commercial nature of the zone.

BUS-2 Business 2

Geographically, BUS-2 is north of BUS-1 along the coast within the 2006 Growth Area and is much smaller in size than BUS-1.

Overall Allowed Uses: Allowed Residential uses include five types: Single-Family, Two-Family, Boarding House, Bed & Breakfast, and Elderly Housing. Private garage limitations are in place for Single-Family and Two-Family. Boarding House are only allowed by Special Exception. Commercial uses are very similar to those allowed in BUS-1, including service businesses serving local needs, small businesses, and many other local community services and retail needs, with similar expressly prohibited uses. Office uses allowed are also similar to BUS-1, including business, financial, professional, and medical. Most of the other allowed uses are generally similar to those allowed in the BUS-1 district, with the exception of campgrounds and travel trailer parks being allowed under Recreation and Amusement uses.

Village Zoning Districts

While the town has four village centers--York Village, York Harbor, York Beach, and Cape Neddick – each with its own unique characteristics, there are specific zoning districts for York Village and York Beach Village.

YBVC York Beach Village Center

The Zoning Ordinance states the goal for the York Beach Village Area is to “promote an attractive, inviting, safe, pedestrian-focused, family-oriented environment; safeguard the historic flavor, character and diversity; safeguard clean healthy beaches; and help support coordinated improvements to businesses, residences and public places through a predictable and timely process.”⁶

Geographically, YBVC is adjacent Short Sands Beach and is located within the 2006 Growth Area.

Overall Allowed Uses: Allowed Residential uses include six types: Single-Family, Two-Family, Multi-Family, Boarding House, Bed & Breakfast, and Elderly Housing. Allowed Commercial uses are similar to those in BUS-1 and BUS-2 with additional food and lodging allowances. Office uses allowed are also similar to those in the BUS districts but also include radio and television studios. Vehicular uses, including sale, rental, and

⁶ Amended 11/04/2008.



commercial parking are allowed in this district. Under Recreation and Amusement uses, in addition to campgrounds and travel trailer parks, specific additional amusement parks and indoor and outdoor recreation/amusement facilities are allowed. Most of the other allowed uses are generally similar to those allowed in the BUS districts.

YVC-1 York Village Center-1

YVC-2 York Village Center-2

As described in the Zoning Ordinance, the goal for the York Village Center Districts is to “promote an attractive, inviting, safe, pedestrian-focused, family-oriented, four season environment; safeguard the historic architecture, character and diversity; and help support coordinated improvements to businesses, residences and public places through a predictable and timely process.”⁷

Geographically, YVC-1 is located within YVC-2 as the heart of York Village and is within the Town’s 2006 Growth Area.

Overall Allowed Uses: YVC-1 and YVC-2 have the same allowed uses. Allowed Residential uses include seven types: Single-Family, Two-Family, Multi-Family, Boarding House, Bed & Breakfast, Elderly Housing, and Elderly Congregate Housing. Each of the residential uses has specific restrictions or requirements. While the overall allowed Commercial and Office uses are similar to those in YBVC, each commercial and office use has its own restrictions or requirements. The hospital use is allowed within the Hospital Overlay District and utility is also allowed. Distinct from other districts, some Industrial uses are allowed, including printing, binding, publishing and related arts and trades, and bottling of beverages as accessory to an artisanal food and/or beverage facility. Most of the other allowed uses are generally similar to those allowed in YVBC, except that Vehicular uses are not allowed in YVC-1 or 2.

U.S. Route 1 Corridor

U.S. Route 1 passes through York (north-south) on the eastern side of town. The environmental and land use context changes along the corridor, which led the Town to create six zones (RT 1-1 through RT 1-6) that better match the existing environments and desired developments in those areas.⁸

RT 1-1 Route One-1, River Protection

Geographically, RT 1-1 is located on the southern end of town near the York River with a portion of the district within the Town’s 2006 Growth Area. The zone was established to “Protect the aesthetic and environmental quality of the York River; serve as an attractive

⁷ Amended 05/21/2016.

⁸ Town of York Zoning Ordinance Article 1.3.2.



gateway to York; and allow only a limited number of compatible uses: residential, public, educational and small scale professional offices.”

Overall Allowed Uses: Allowed Residential uses include five types: Single-Family, Two-Family, Boarding House, Bed & Breakfast, and Elderly Housing. Unlike other districts, only one Commercial use is allowed – day care centers, with almost all other commercial uses prohibited. Certain Office uses under 5,000SF may be allowed but only by special permit, with laboratory and research facilities and radio and television studios expressly prohibited. Industrial and Vehicular uses are prohibited, and most other rural and agricultural, recreation and amusement, and other uses are allowed by permit only.

RT 1-2 Route One-2, Small Makes Sense

This zone is located geographically on the southern end of town with a portion of the district within the Town’s 2006 Growth Area. The zone was created “to establish an area where: small scale commercial, office and service business uses can prosper; and residential use can co-exist with commercial use.”⁹

Overall Allowed Uses: Allowed Residential uses include six types: Single-Family, Two-Family, Multi-Family, Boarding House, Bed & Breakfast, and Elderly Housing. Commercial uses are similar to those allowed in BUS-1 with additional uses, such as shopping center, small lodging/tourist inns, garden centers, and others, all under 5,000SF and all requiring permits. Some uses are still prohibited, such as lumber and building supply yards, formula or fast food restaurants, and privately owned commercial parking lots. General Office uses and Civic and Public uses are allowed by permit only with similar prohibited uses as RT 1-1. Industrial uses allowed only in the area northerly of Fieldstone Estates Road and Southerly of Rogers Road, with less than 5,000SF, include printing, binding, publishing and related arts and trades and machine shop, assembly, packaging, wood fabrication, or manufacturing, all by permit. In the same area allowing industrial, several Vehicular uses are allowed by permit, such as vehicle repair, rental, storage, and recreational vehicle sale, rental, and repair, e.g., campers, snowmobiles, and pleasure boats. Additional Rural and Agricultural, Recreation and Amusement, and other uses are allowed by permit only.

RT 1-3 Route One-3, Big Makes Sense

This zone is meant “to establish an area where: large scale business, including industry, commercial, service business, professional offices, restaurants and hotels/motels can prosper; adequate public services can be delivered to this centrally located area to support the size and

⁹ Town of York Zoning Ordinance Article 1.3.2.



number of businesses; and to provide for a sufficiently wide range of goods, services and attractions, in keeping with the essential needs of York's residents and tourists."¹⁰

Overall Allowed Uses: Allowed Residential uses include six types: Single-Family, Two-Family, Multi-Family, Boarding House, Bed & Breakfast, and Elderly Housing. Commercial uses are similar to those allowed in RT 1-2 except at a larger scale (under 20,000 SF) with additional uses, such as motels/hotels and lumber and building supply yards. Almost all allowed commercial uses require a permit. Some uses are prohibited, such as formula or fast food restaurants. General Office uses and Civic and Public uses are allowed by permit only; laboratory and research facilities and radio or television studios are also allowed by permit. Industrial uses in addition to those allowed in RT 1-2 include warehouse or distribution facilities, wholesale business and storage, self-storage facilities, and bulk fuel storage area all allowed by permit. Vehicular uses similar to those in RT 1-2 are allowed by permit, including car washing. Other Rural and Agricultural, Recreation and Amusement, including indoor amusement/entertainment and indoor sports facilities, and other uses, are allowed by permit only.

RT 1-4 Route One-4, Tourism/Recreation

The intent of this zone is "to establish an area where: uses that complement York's prime economy as a family-oriented tourism area are encouraged; and uses that promote the extension of public sewer to this section of Route One are allowed."¹¹

Overall Allowed Uses: Allowed Residential uses include seven types: Single-Family, Two-Family, Multi-Family, Boarding House, Bed & Breakfast, Elderly Housing, and Elderly Congregate Housing, east of U.S. Route 1. Allowed Commercial uses are similar to those in RT 1-2 in size and scale with some additional uses allowed in RT 1-3 also allowed in RF 104 but at more limited size, and all requiring permits. Prohibited commercial uses are similar to those not allowed in RT 1-2. General Office uses and Civic and Public uses are allowed by permit only. Industrial uses are prohibited in this district. Vehicular uses are limited to those related to recreational vehicles, by permit. Recreation and Amusement allowed uses are much expanded in this district, such as campground & trailer parks, indoor entertainment/amusement, indoor sports facility, fitness center, outdoor sports & entertainment facility, golf course, country club, and open air/drive-in, all by permit only. Other Rural and Agricultural and Miscellaneous uses are allowed by permit only.

¹⁰ From §4.1.4 Route One Districts.

¹¹ Town of York Zoning Ordinance Article 1.3.2.



RT 1-5 Route One-5, Cape Neddick Village

This district establishes "...an area where: the existing appearance and village character of the Cape Neddick area is promoted and which future development must satisfy; and residential, small-scale commercial, office and restaurant uses can occur to create a village atmosphere."¹² The southern part of the RT 1-5 district is within the 2006 Growth Area.

Overall Allowed Uses: Allowed Residential uses include six types: Single-Family, Two-Family, Multi-Family, Boarding House, Bed & Breakfast, and Elderly Housing. Allowed Commercial uses are similar to those in RT 1-2 at the similar smaller scale, and all require permits. Prohibited commercial uses are similar to those not allowed in RT 1-2. General Office uses and Civic and Public uses are allowed by permit only. Industrial uses are prohibited in this district, as are Vehicular uses. Recreation and Amusement allowed uses are limited to fraternal organizations/clubs/lodges, by permit only. Other Rural and Agricultural and Miscellaneous uses are allowed by permit only.

RT 1-6 Route One-6, Rural Mixed Use

The intent of this zone is "to establish an area where: the existing rural character of this area is protected by requiring most uses to retain existing trees as protective aesthetic buffers; and a large variety of uses are permitted, provided each use satisfies applicable standards."¹³

Overall Allowed Uses: Allowed Residential uses include six types: Single-Family, Two-Family, Multi-Family, Boarding House, Bed & Breakfast, and Elderly Housing. Allowed Commercial uses are similar to those in RT 1-2 and RT 1-5 and all require permits. Prohibited commercial uses are similar to those not allowed in RT 1-2. General Office uses and Civic and Public uses are allowed by permit only, including laboratory and research facilities. Industrial uses allowed in this district are similar to those in RT 1-3 by permit. Vehicular uses allowed are similar to RT 1-4 by permit. Recreation and Amusement includes allowed uses such as campground & trailer parks, indoor sports facility, fitness center, outdoor sports & entertainment facility, golf course, country club, and fraternal organizations/clubs, by permit only. Rural and Agricultural and Miscellaneous uses are allowed by permit only.

General Development¹⁴

There are three General Development districts in town with a variety of uses allowed at intensities lower than most of the other zones for GEN-1 and GEN-2. The exception is GEN-3 due to its location east of U.S. Route 1 and within the 2006 Growth Area.

¹² Town of York Zoning Ordinance Article 1.3.2.

¹³ Town of York Zoning Ordinance Article 1.3.2.

¹⁴ From §4.1.2 Business, Village and General Districts.



GEN-1 General Development 1

Geographically, GEN-1 is located to the southwestern part of town, west of I-95.

Overall Allowed Uses: Allowed Residential uses include four types: Single-Family, Two-Family, Boarding House, and Bed & Breakfast. Allowed Commercial uses are similar to those in RT 1-2 but are limited in size (under 2,500 SF), with some additional uses allowed, such as lumber and building supply. General Office uses and Civic and Public uses are allowed, including laboratory and research facilities by permit. A fairly wide range of Industrial uses are allowed in this district. Vehicular uses allowed are for auto-related service and repair and pleasure boat uses. Recreation and Amusement includes allowed uses such as indoor and outdoor sports and amusement facilities and country club. Additional Rural and Agricultural uses and Miscellaneous uses are allowed, including timber harvesting, commercial stables, flea markets, structures accessory to permitted uses, accessory uses customarily incident to allowed uses, and uses similar to permitted uses.

GEN-2 General Development 2

This zoning district covers much of the west and northwestern parts of town, including Mt. Agamenticus. While much of the zone is west of I-95, there is a portion that straddles east of I-95 but is not inside of the 2006 Growth Area but rather in the Town's Rural Area.

Overall Allowed Uses: Allowed Residential uses include four types: Single-Family, Two-Family, Boarding House, and Bed & Breakfast. Allowed Commercial uses are similar to those in GEN-1, as are the allowed Office and Civic and Public uses. A similar range of Industrial uses are allowed in this district as in GEN-1, and Vehicular uses allowed are for auto-related service and repair and pleasure boat uses. Recreation and Amusement includes allowed uses such as indoor and outdoor sports and amusement facilities and country club. Rural and Agricultural uses and Miscellaneous uses allowed are similar to those in GEN-1, with the addition of sand/gravel pits, quarries, and similar uses.

GEN-3 General Development 3

The GEN-3 district is located to the east of U.S. Route 1 and is completely within the 2006 Growth Area.

Overall Allowed Uses: Allowed Residential uses include seven types: Single-Family, Two-Family, Multi-Family (public water and sewer required), Boarding House, Bed & Breakfast, Elderly Housing, and Elderly Congregate Housing. Allowed Commercial uses are similar to those in the Business and Village Center districts, with some restrictions for public water and sewer and location south of the Little River. Allowed Office and Civic and Public uses are similar to those in the Business and Village



Center districts. Unlike the BUS districts, a range of Industrial uses are allowed south of the Little River. Most of the other allowed uses are generally similar to those allowed in the BUS and Village Center districts.

Land Area by Zoning District

A majority of York’s land area falls within one of the base zoning General Development categories (about 60%), followed by Residential (about 31%) (Table 2). The Business districts are approximately 1% of the town’s land area, although a majority of the zoning districts allow commercial, office, civic, and other uses to different extents (Fig. 4). The Village Districts specifically allow for mixed-use buildings.

Table 2. York Land Area by Broad 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 1 - 2 | 431 | 1% |
| York Beach Village/ York Village Center 1 - 2 | 164 | 1% |
| 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 is due to the GIS data provided. This discrepancy is not unusual, and the focus should be on the Percentage of the Total.

A look at specific zoning categories helps define a more finely-grained understanding of the intent of York’s land use regulations (Table 3). General Development, which is about 60% of the town’s land, includes the General Development 1 and 2 zones which are mostly west of I-95 and are outside of the 2006 Growth Area (labelled Rural Areas). GEN-2 is the largest zoning district in York, comprising almost 43% of land area in the town, followed by GEN-1 at around 14%, and RES-2 at just under 14%. Only about 1.3% of the town is zoned specifically for business use, though specific commercial uses are allowed in the Village Center districts and other zones.

The Route One-1 through One-6 Zoning Districts are geographically connected but have different purposes. Route One-1 Zoning is meant to ensure protection of the York River. The Route One-2 through Route One-4 Zones allow different intensities of mixed and commercial uses. The Route One-5 and One-6 Zones allow for a mix of uses at a smaller- and rural scale.



Table 3. York Land Area by Zoning Category**

| Abbreviation | Zoning Category | Acres (Estimate*) | Percentage of Total (Estimate*) |
|------------------|---------------------------|----------------------|------------------------------------|
| BUS-1 | Business 1 | 369 | 1.1% |
| BUS-2 | Business 2 | 62 | 0.2% |
| <i>Sub-Total</i> | | <i>431</i> | <i>1.3%</i> |
| GEN-1 | General Development 1 | 4,669 | 14.1% |
| GEN-2 | General Development 2 | 14,137 | 42.7% |
| GEN-3 | General Development 3 | 1,066 | 3.2% |
| <i>Sub-Total</i> | | <i>19,872</i> | <i>60%</i> |
| RES-1A | Residential 1A | 2,895 | 8.7% |
| RES-1B | Residential 1B | 846 | 2.6% |
| RES-2 | Residential 2 | 4,595 | 13.9% |
| RES-3 | Residential 3 | 1,015 | 3.1% |
| RES-4 | Residential 4 | 188 | 0.6% |
| RES-5 | Residential 5 | 202 | 0.6% |
| RES-6 | Residential 6 | 155 | 0.5% |
| RES-7 | Residential 7 | 302 | 0.9% |
| <i>Sub-Total</i> | | <i>10,198</i> | <i>30.9%</i> |
| RT 1-1 | Route One-1 | 180 | 0.5% |
| RT 1-2 | Route One-2 | 409 | 1.2% |
| RT 1-3 | Route One-3 | 514 | 1.6% |
| RT 1-4 | Route One-4 | 516 | 1.6% |
| RT 1-5 | Route One-5 | 252 | 0.8% |
| RT 1-6 | Route One-6 | 607 | 1.8% |
| <i>Sub-Total</i> | | <i>2,478</i> | <i>7.5%</i> |
| YBVC | York Beach Village Center | 36 | 0.1% |
| YVC-1 | York Village Center-1 | 18 | 0.1% |
| YVC-2 | York Village Center-2 | 110 | 0.3% |
| <i>Sub-Total</i> | | <i>164</i> | <i>0.5%</i> |
| | | 33,144 | |

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.

Dimensional Standards

York’s Zoning Ordinance sets lot dimension standards based on the zoning classifications, and these have been amended over time as new conditions and requirements have arisen.



These dimensional standards can be found in Article 5 of the Town of York Zoning Ordinance and are summarized in Tables 4-6 below.

Minimum lot sizes for all uses range from 5,000 SF for a property with access to year-round public water and sewer services to three acres. The smallest minimum required lot sizes are east of U.S. Route 1 in the traditionally more populated areas near the Village Centers, with the largest three-acre minimums required for the General-1 and 2 zones west of U.S. Route 1 in the more rural areas.

Table 4. Schedule of Dimensional Regulations - 5.2.1 Residential Districts

| ZONING DISTRICT | Res-1A s | RESIDENTIAL DISTRICTS | | | | AMENDED |
|---|------------------------------|-----------------------|----------------|--------|-------------------------|--------------------------|
| | | RES-1B | RES-2 RES-3 | RES-4 | RES-5 RES-6 RES-7 | |
| <u>Minimum Land Area</u> (Square Feet) | | | | | | |
| without year-round public water or sewer | 87,120 | 43,560 | 87,120 | 43,560 | 20,000 m | |
| with year-round public water | 87,120 | 43,560 | 87,120 | 43,560 | 20,000 m | |
| with year-round public water and sewer | 43,560 s | 30,000 | 43,560 | 30,000 | 12,000 m | |
| <u>Minimum Street Frontage</u> (Feet) | | | | | | |
| without year-round public water or sewer | 200 e | 125 e | 200 e | 135 | 100 | |
| with year-round public water | 200 e | 125 e | 200 e | 135 | 100 | |
| with year-round public water and sewer | 150 e s | 100 e | 150 e | 135 | 100 | |
| <u>Minimum Lot Depth</u> (Feet) | None | None | None | 100 | None | |
| <u>Minimum Front Yard Setback</u> (Feet) | | | | | | |
| without year-round public water or sewer | 50 k | 30 k | 50 k | 30 k | 20 k | 11/03/2015, 11/03/2020 |
| with year-round public water | 50 k | 30 k | 50 k | 30 k | 20 k | 11/03/2015, 11/03/2020 |
| with year-round public water and sewer | 40 k s | 30 k | 40 k | 30 k | 20 b k | 11/03/2015, 11/03/2020 |
| <u>Minimum Rear Yard Setback</u> (Feet) | | | | | | |
| without year-round public water or sewer | 30 k | 20 k | 30 k | 20 k | 12 k | 11/03/2020 |
| with year-round public water | 30 k | 20 k | 30 k | 20 k | 12 k | 11/03/2020 |
| with year-round public water and sewer | 20 k s | 20 k | 20 k | 20 k | 12 k | 11/03/2020 |
| <u>Minimum Side Yard Setback</u> (Feet) | | | | | | |
| without year-round public water or sewer | 30 k | 20 k | 30 k | 20 k | 12 k | 11/03/2020 |
| with year-round public water | 30 k | 20 k | 30 k | 20 k | 12 k | 11/03/2020 |
| with year-round public water and sewer | 20 k s | 20 k | 20 k | 20 k | 12 k | 11/03/2020 |
| <u>Maximum Coverage</u> (Impervious Surface Ratio) | 25% | 25% l | 25% l | 25% | 30 % | 11/05/1996 |
| <u>Maximum Building and Structure Height</u> (Feet) | 35 | 35 | 35 | 35 | 35 | 12/29/1993 05/22/2004 |
| | AMENDED 11/06/2007 | | | | | |

Source: Town of York Zoning Ordinance, page 94



Table 5. Schedule of Dimensional Regulations - 5.2.2 Other Districts

| NEW ZONING DISTRICT | BUS-1 | YBVC | GEN-1 | | YVC-1 | YVC-2 |
|---|--------|--------|---------|--------|--------|--------|
| | BUS-2 | | GEN-2 | GEN-3 | | |
| <u>Minimum Land Area</u> (Sq. Feet) | | | | | | |
| w/o year-round public water or sewer | 43,560 | 20,000 | 130,680 | 43,560 | 20,000 | 20,000 |
| with year-round public water | 43,560 | 20,000 | 130,680 | 43,560 | 20,000 | 20,000 |
| with year-round public water and sewer | 30,000 | 5,000 | 130,860 | 30,000 | 5,000 | 10,000 |
| <u>Minimum Street Frontage</u> (Feet) | | | | | | |
| w/o year-round public water or sewer | 135 | 100 | 200 e | 125 e | 100 | 100 |
| with year-round public water | 135 | 100 | 200 e | 125 e | 100 | 100 |
| with year-round public water and sewer | 135 | 50 | 200 e | 100 e | 50 | 50 |
| <u>Minimum Lot Depth</u> (Feet) | | | | | | |
| | 100 | None | None | None | None | None |
| <u>Minimum Front Yard Setback</u> (Feet) | | | | | | |
| w/o year-round public water or sewer | 30 k | 20 b k | 50 k | 30 k | N/A | 15 k v |
| with year-round public water | 30 k | 20 b k | 50 k | 30 k | N/A | 15 k v |
| with year-round public water and sewer | 30 k | None | 50 k | 30 k | N/A | 15 k v |
| <u>Maximum Front Yard Setback</u> (Feet) | | | | | | |
| | N/A | N/A | N/A | N/A | 15 v | N/A |
| <u>Minimum Rear Yard Setback</u> (Feet) | | | | | | |
| w/o year-round public water or sewer | 20 k | 12 k | 30 k | 20 k | 12 k | 12 k |
| with year-round public water | 20 k | 12 k | 30 k | 20 k | 12 k | 12 k |
| with year-round public water and sewer | 20 k | 10 k | 30 k | 20 k | 6 k | 12 k |
| <u>Minimum Side Yard Setback</u> (Feet) | | | | | | |
| w/o year-round public water or sewer | 20 k | 12 k | 30 k | 20 k | 12 k | 12 k |
| with year-round public water | 20 k | 12 k | 30 k | 20 k | 12 k | 12 k |
| with year-round public water and sewer | 20 k | 5 k t | 30 k | 20 k | 6 k t | 6 k t |
| <u>Maximum Coverage</u> (Impervious Surface Ratio) | | | | | | |
| | 25% | 100% | 25% l | 25% l | 75% x | 75% |
| <u>Maximum Building and Structure Height</u> (Feet) | | | | | | |
| | 35 | 35 u | 35 | 35 | 35 | 35 |
| <u>Maximum Building Footprint</u> (Square Feet) | | | | | | |
| | N/A | N/A | N/A | N/A | 7,000 | 7,000 |
| AMENDED 12/29/1993, 11/05/1996, 05/22/2004, 11/06/2007, 11/04/2008, 05/21/2016, 11/03/2020 | | | | | | |

Source: Town of York Zoning Ordinance, page 95



Table 6. Schedule of Dimensional Regulations - 5.2.4 Route One Zoning Districts

| ROUTE ONE ZONING DISTRICTS | ZONE 1 | ZONE 2 | ZONE 3 | ZONE 4 | ZONE 5 | ZONE 6 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| Minimum Land Area | 2 Acres | 1 Acre | 2 Acres | 2 Acres | 1 Acre | 2 Acres |
| Minimum Street Frontage | 200' | 150' | 200' P | 200' | 150' | 200' |
| Minimum Lot Depth | NONE | NONE | NONE | NONE | NONE | NONE |
| Minimum Front Setback Non-Residential Use | | | | | | |
| All Parking Side & Rear | 100' f.k | 50' f.g,k | 50' f.g,k | 50' f.g,k | 30' f.g,k | 100' f.k |
| 80% Parking Side & Rear | NA | 80' f.h,k | 80' f.h,k | 80' f.h,k | NA | NA |
| Minimum Front Setback Residential Use | 100' f.r,k | 50' f.r,k | 50' f.r,k | 50' f.r,k | 30' f.r,k | 100' f.r,k |
| Minimum Side Setback | 50' f.k | 30' f.k | 30' f.k | 30' f.k | 20' f.k | 50' f.k |
| Minimum Rear Setback | 50' f.k | 30' f.i,k | 30' f.i,k | 30' f.i,k | 20' f.i,k | 50' f.k |
| Maximum Lot Coverage Impervious Surface Ratio | 25% i | 50% i | 75% i | 60% i | 50% i | 50% i |
| Maximum Building and Structure Height | 35' | 35' | 35' | 35' | 35' | 35' |

Source: Town of York Zoning Ordinance, page 96

As noted in the Zoning Ordinance, Dimensional Regulations for Shoreland Overlay Districts appear in Article 8 and for the Watershed Overlay District in Article 10. The dimensional requirements in the overlay districts depend on the base zoning within the overlays.

Zoning Overlay Districts

In addition to the Base Zoning Districts, York’s Zoning Ordinance includes eight Overlay Districts:¹⁵

Shoreland Overlay District (Article 8)

The Shoreland Overlay District (Fig. 5), despite its title, does not apply only to property along the ocean. The Overlay District applies to a 250-foot area surrounding water bodies and

¹⁵ See the end of this Overlay Zoning section for corresponding maps.



wetlands, and 75 feet from protected streams. Properties located within these areas are considered to be in the Shoreland Overlay Zone.¹⁶

The Shoreland Overlay Zone specifies dimensional standards and permitted and prohibited land uses in the shoreland areas.¹⁷ Many uses require a permit from the Code Enforcement Officer (CEO).

Within the Shoreland Overlay District, there are four sub-districts:

1. The Resource Protection sub-district includes all areas that meet specified criteria as explained in Article 8 for coastal wetlands, inland wetlands, map-designated areas, steep slopes, 100-year floodplain, bird habitat areas, and unstable bluffs.
2. The Limited Residential sub-district includes all areas as designated on the Shoreland Overlay District Map.
3. The Mixed-Use sub-district includes all areas as designated on the Shoreland Overlay District Map.
4. The Stream Protection sub-district includes all areas so designated on the Shoreland Overlay District Map and as indicated in §3.8.3.C.

Watershed Protection Overlay District (Article 10)

The Watershed Protection Overlay District (Fig. 6) consists of those areas in which surface and subsurface waters ultimately flow or drain into the public water supply, including ponds. The purposes of the Overlay District include protecting and maintaining quality and quantity of potable water and preventing and controlling pollution in those watersheds.

York Village Hospital Overlay District (Article 10-B)

York Hospital, located in York Village, is an important community institution and the largest employer in the town, with unique needs regarding its site development. This Article includes design guidelines to offer certain flexibility so the hospital can expand while maintaining good-quality development performance standards (Fig. 7).

York Village Affordable Elderly Housing Overlay District (Article 10-C)

To allow for needed affordable older adult housing while being consistent with the growth management laws of the state, this overlay (Fig 8) allows the provision of this type of housing within its designated growth area, near York Village's amenities, York Hospital, and

¹⁶ See Article 8 of the Town of York Zoning Ordinance and Appendix A3: Natural Resources Current Conditions for more detail.

¹⁷ The Town of York has an online mapping system that, among other features, allows developers and property owners to explore the overlap of the Shoreland Zone and its sub-districts with existing unstable coastal bluffs, steep slopes, and areas with known archaeological sites.



emergency services facilities. To help accomplish this goal, increased density and larger building sizes are permitted within this Overlay District.

Separately, Elderly Congregate Housing Standards are described in Article 10-A; Elderly Congregate Housing is allowed in several districts and not solely within the York Village Affordable Elderly Housing Overlay District.

Workforce Affordable Housing Overlay District (Article 10-F)

To support the development of workforce affordable housing, the Town established this Workforce Affordable Housing Overlay District (Fig. 8) to permit residential zoning at a higher density than what is presently allowed in the underlying base zoning districts. The provisions of the overlay district apply specifically to Workforce Affordable Housing, as defined in this ordinance, and include dimensional regulations, performance standards, and other provisions, including tenant/owner selection priorities.

Historic Districts (Article 12): York Center, Lindsay Road, and York Harbor Local Historic Districts

Article 12 – Historic and Archeological Resources sets the provisions for the Historic District Commission, the establishment of Historic Districts, Historic Sites, and Historic Landmarks, and the process and thresholds for reviewing modifications to structures within the Historic Districts (Fig. 9).

Farm Enterprise Overlay District (Article 10-G)

The Farm Enterprise Overlay District is intended to maintain and promote agriculture and its related activities through granting agriculture increased flexibility (Fig. 10). This overlay recognizes that agricultural enterprises often need to encompass hybrids of different, related uses, in order to remain economically viable. For a farm to qualify for inclusion in the Farm Enterprise Overlay District, the property owner must demonstrate that the total agricultural land is a minimum of five acres in size and contains at least two contiguous acres on which agriculture has contributed to a gross annual value of at least \$2,000 per year.¹⁸

Wetlands Protection Overlay District (Article 11)

Any area that meets the definition of Inland Wetland, regardless of size, is considered a wetland subject to the provisions of the Wetlands Protection Overlay District. Provisions apply only to the wetlands themselves and not to the surrounding upland areas. A Wetland Permit is required for any use, fill, or alteration of a wetland, except for cutting trees for personal use such as firewood.

¹⁸ Town of York Zoning Ordinance, Article 3.17.



Natural Resource Protection

Several of the overlay districts are intended to protect resources in town, such as the 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.

The Zoning Ordinance has reference to a Floodplain Overlay District; however, more information is not provided within the Zoning Ordinance. The Town has a separate Floodplain Management Ordinance that was enacted on May 18, 2002 and was most recently amended on May 19, 2012. The intent of this Ordinance is to allow the Town of York to require the recognition and evaluation of flood hazards in all official actions relating to land use in the floodplain areas having special flood hazards. The Ordinance requires that prior to any construction or other development within areas of special flood hazard, as identified by the Federal Emergency Management Agency (FEMA), a Flood Hazard Development permit must be obtained from the Code Enforcement Officer.

Other Ordinances

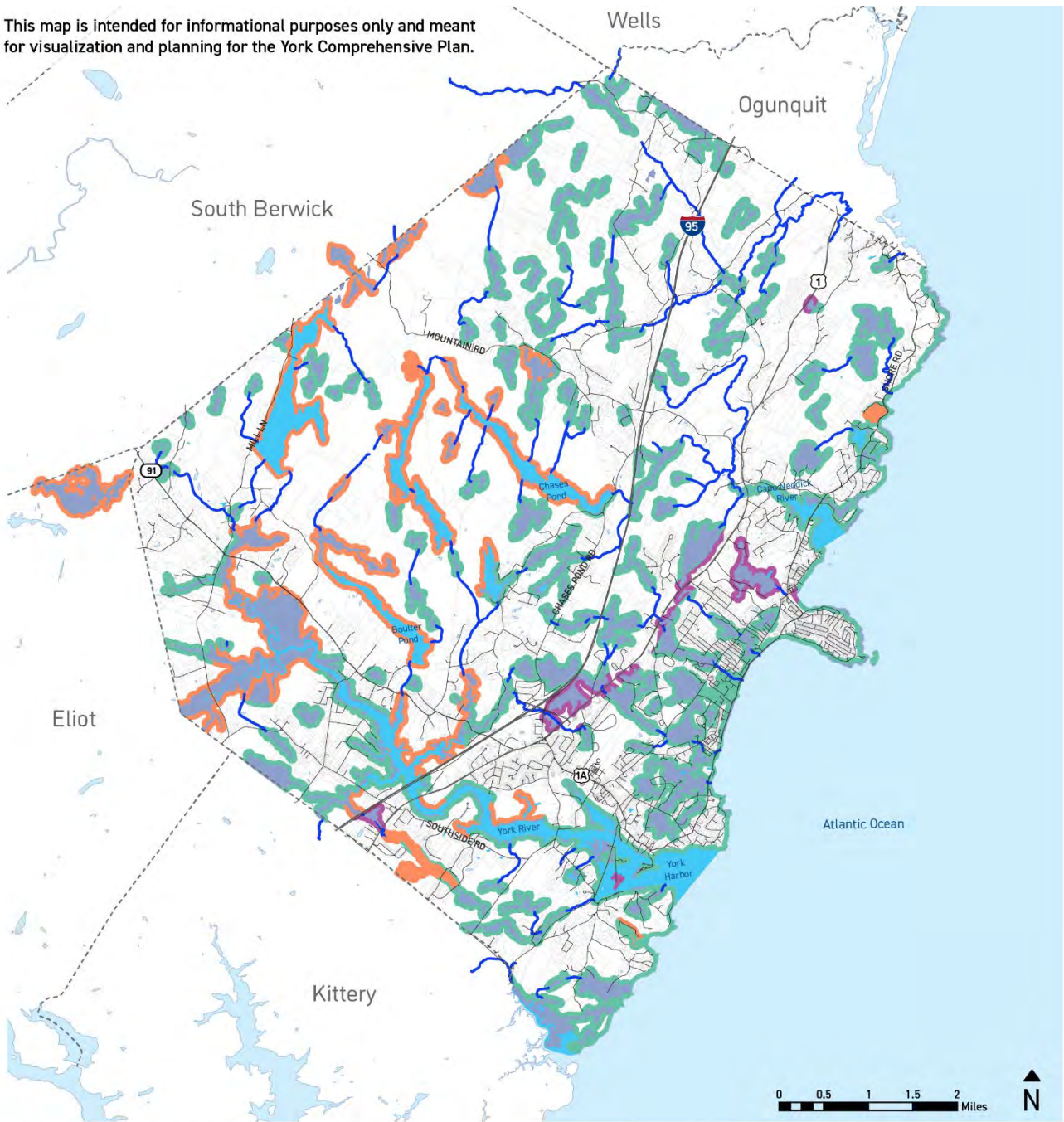
York also has several Ordinances not within the Zoning Ordinance, including:

- Firearms Safety Ordinance
- Home Occupation Classifications
- Wireless Communications Facilities Ordinance Map
- Fire Protection Zones Map (2018-6-18)
- Safe Zones for Town of York
- Municipal Parks Ordinance



Figure 5. Shoreland Overlay Zoning District

This map is intended for informational purposes only and meant for visualization and planning for the York Comprehensive Plan.



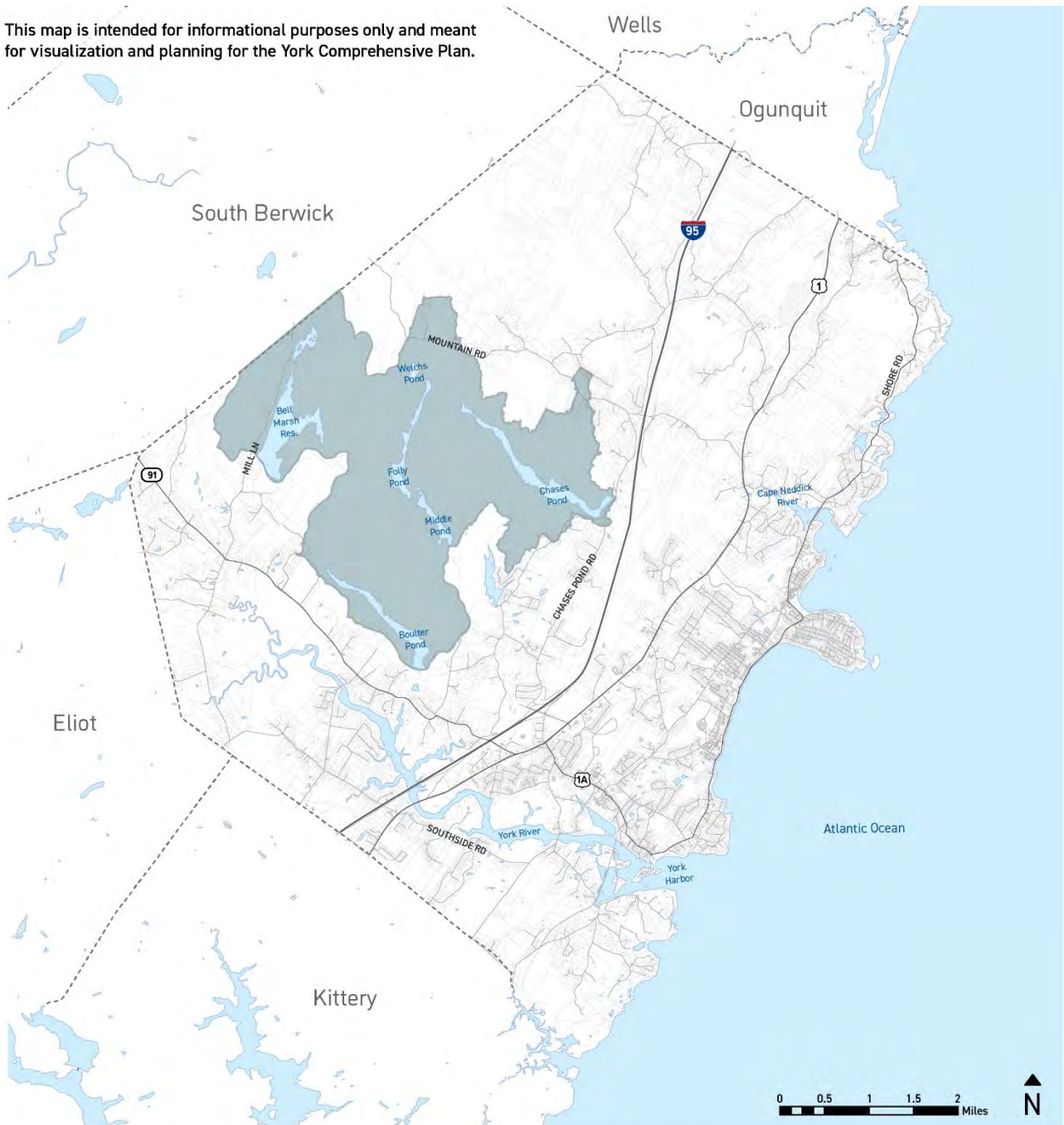
Data Sources: Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie. The data shown here is for planning purposes only and is not intended for making legal or zoning boundary determinations.

- Stream Protection
- Resource Protection
- Limited Residential
- Wetland
- Mixed Use
- Surface Water



Figure 6. Watershed Protection Overlay District

This map is intended for informational purposes only and meant for visualization and planning for the York Comprehensive Plan.



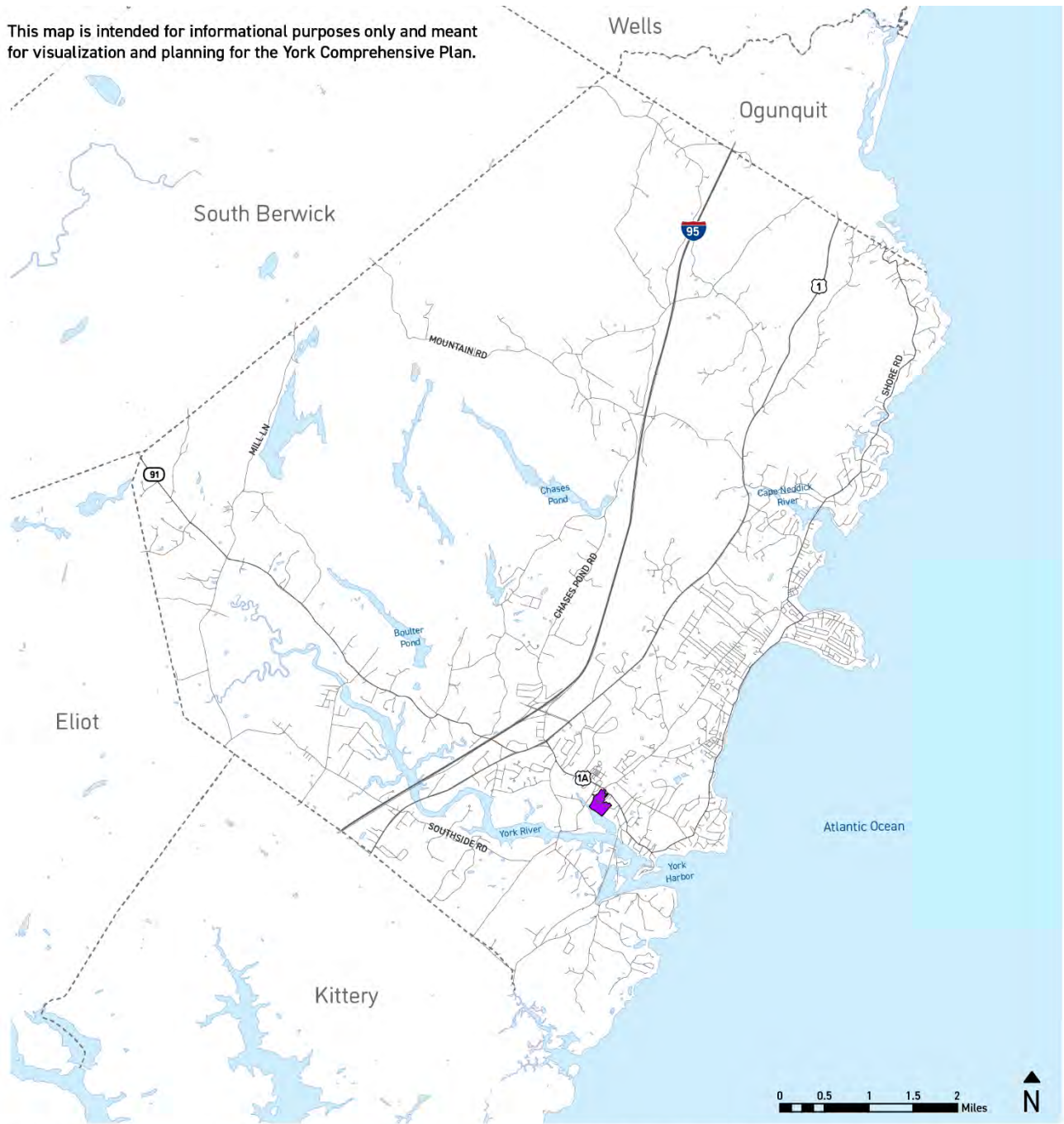
Data Sources: 2019 Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie. The data shown here is for planning purposes only and is not intended for making legal or zoning boundary determinations.

 Watershed Protection Overlay District



Figure 7. York Village Hospital Overlay District

This map is intended for informational purposes only and meant for visualization and planning for the York Comprehensive Plan.



Data Sources: Town of York GIS, Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset. Map created by CivicMoxie. The data shown here is for planning purposes only and is not intended for making legal or zoning boundary determinations.


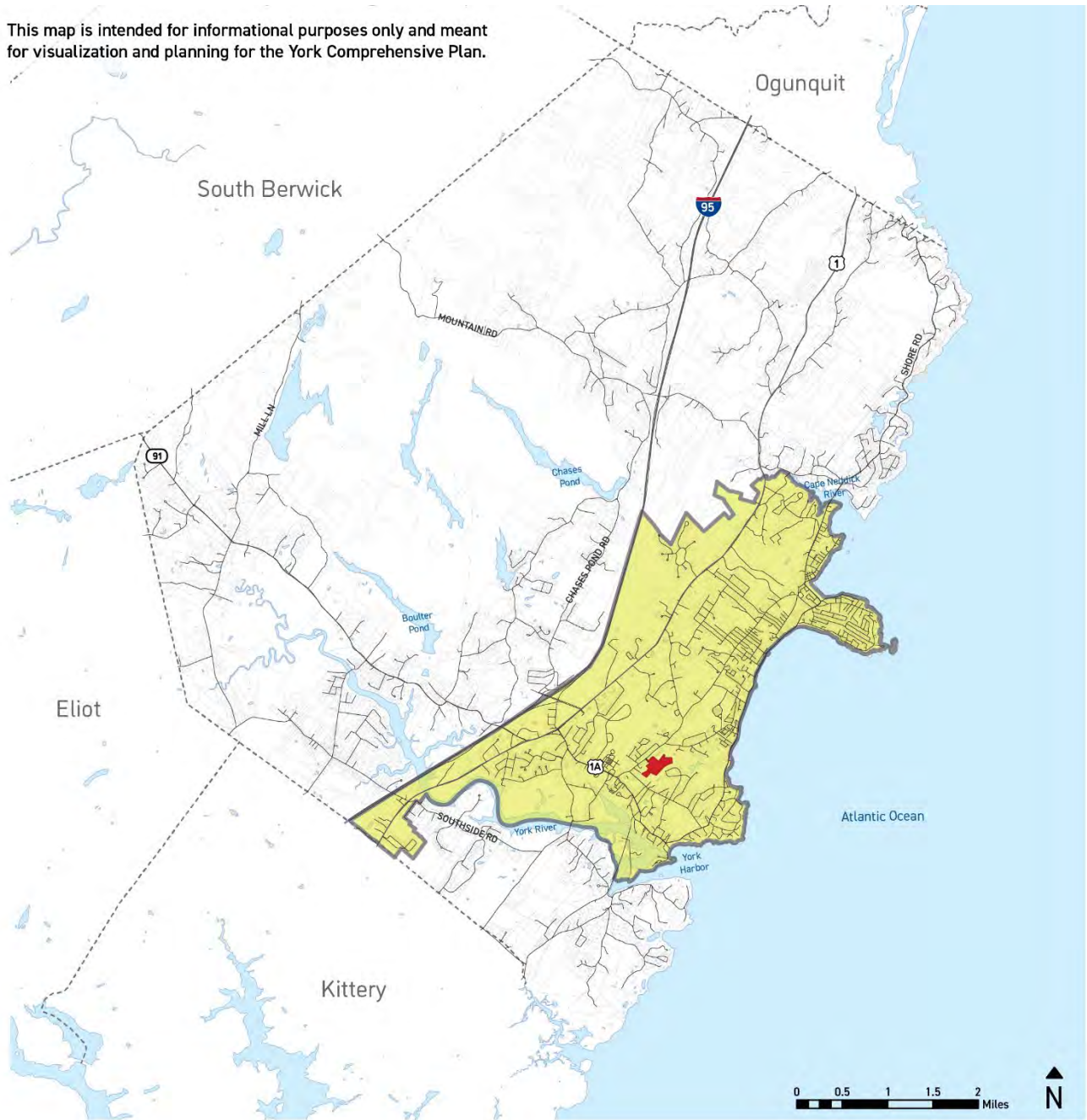
 York Village Hospital Overlay District



Figure 8. Workforce Affordable Housing Overlay District and York Village Affordable Elderly Housing Overlay District

This map is intended for informational purposes only and meant for visualization and planning for the York Comprehensive Plan.



Data Sources: Town of York GIS, Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset. Map created by CivicMoxie. The data shown here is for planning purposes only and is not intended for making legal or zoning boundary determinations.



-  Workforce Affordable Housing Overlay District
-  York Village Affordable Elderly Housing Overlay District



Figure 9. Local Historic Districts

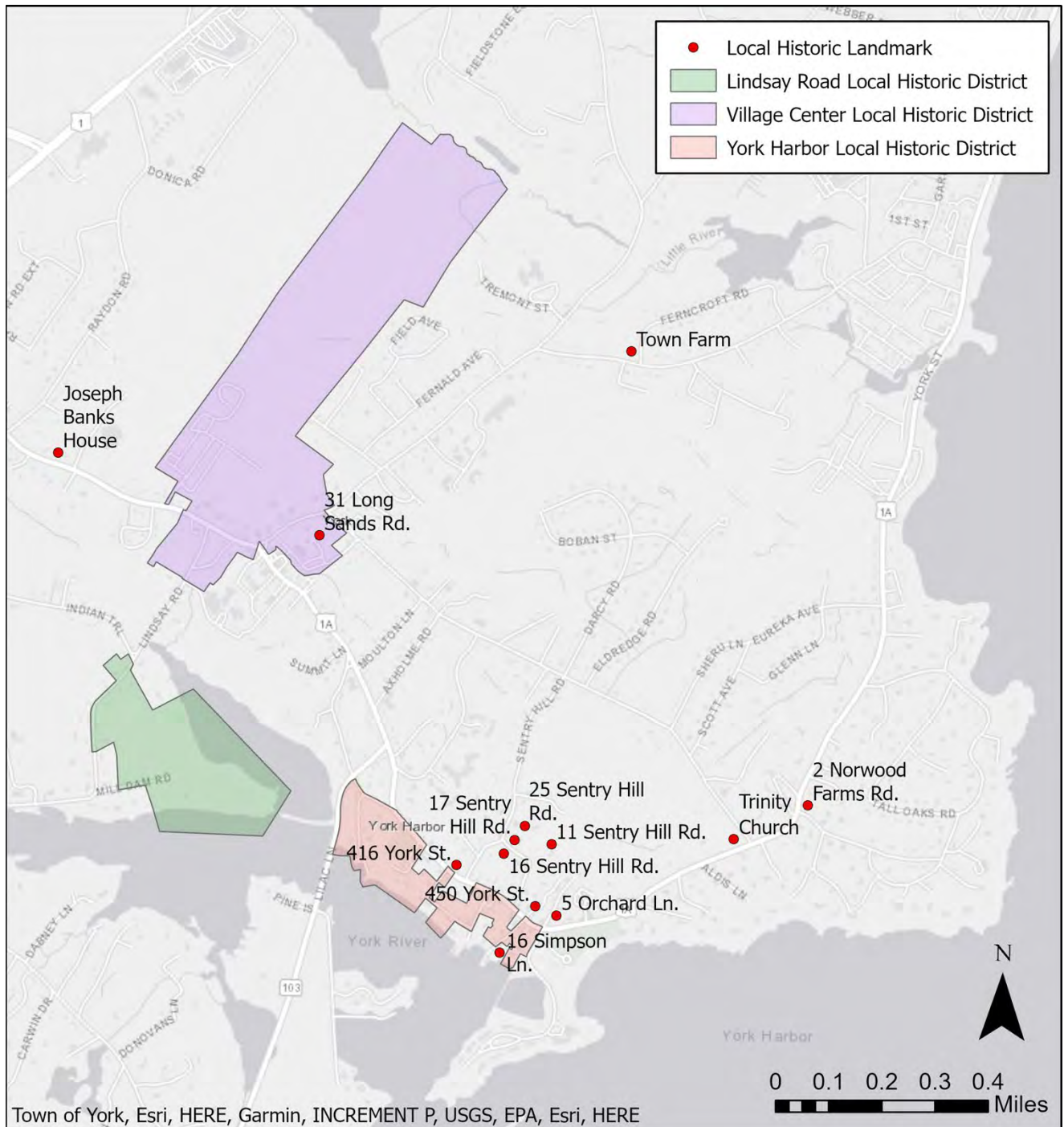
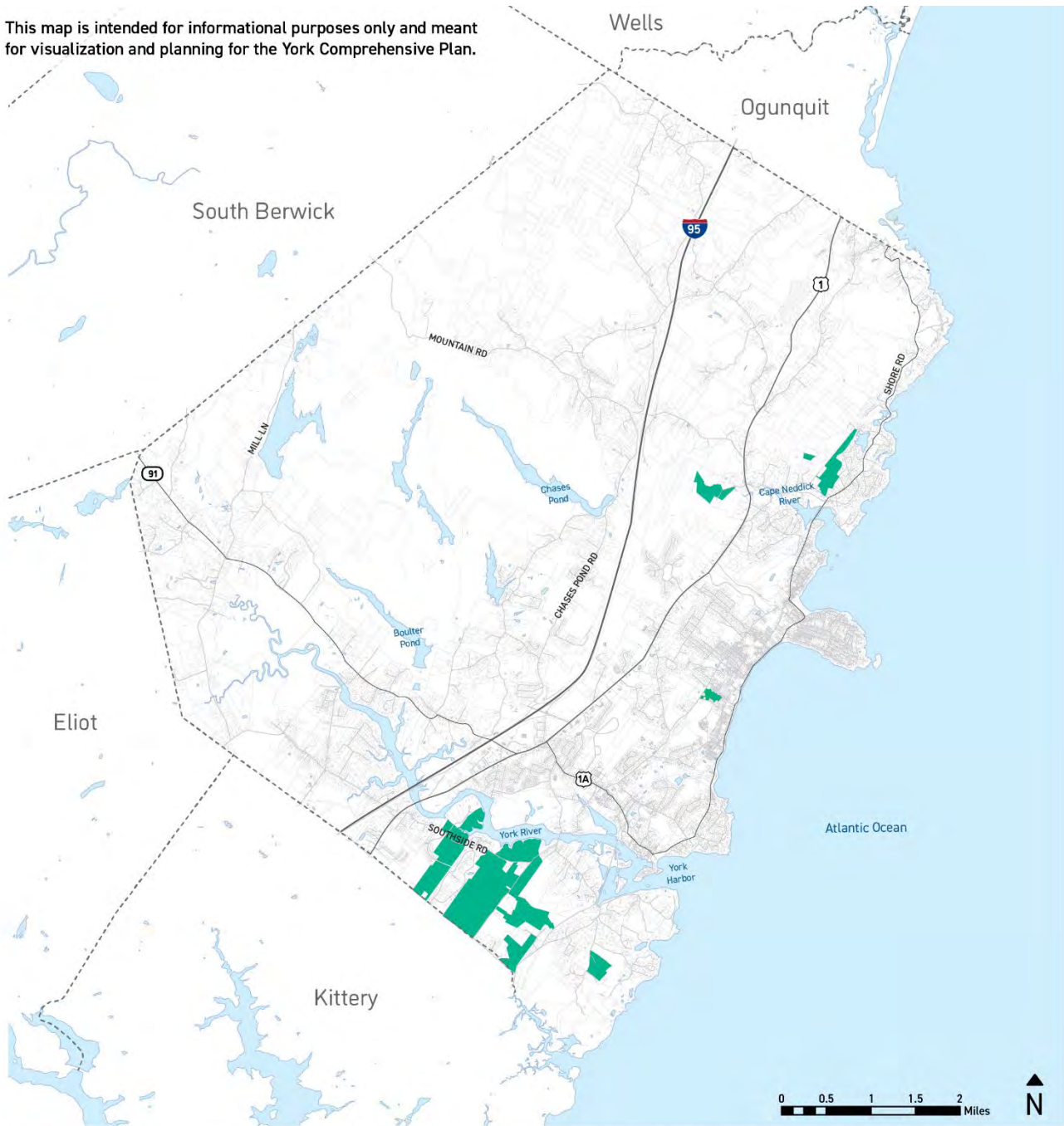




Figure 10. Farm Enterprise Overlay District (Properties Registered)

This map is intended for informational purposes only and meant for visualization and planning for the York Comprehensive Plan.



Data Sources: 2019 Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie. The data shown here is for planning purposes only and is not intended for making legal or zoning boundary determinations.

 Properties Registered in Farm Enterprise Overlay District



Site Plan and Subdivision Regulations

The Town's Site Plan and Subdivision Regulations were adopted in 1990 and most recently amended on July 22, 2021. The stated purpose of the Regulations is: "to assure the comfort, convenience, safety, health and welfare of the people of the Town of York, to protect the environment, and to promote the development of an economically sound and stable community."¹⁹

Subdivisions, which are defined per state law²⁰ as the division of a tract or parcel of land into three or more lots in any five-year period, are subject to Planning Board review and approval. In addition, projects thresholds that are subject to Site Plan Review and review by the Planning Board under the Site Plan and Subdivision Regulations are described in the Zoning Ordinance²¹ and include:

- For any use within the Commercial, Office, Industrial, Public/Semi-Public/Institutional, Vehicular, Recreation/Amusement, or Miscellaneous use categories, if the building for use has 5,000SF or more of gross floor area, or the use requires 25 or more parking spaces, the following activities are subject to review under the Site Plan and Subdivision Regulations: 1) establishment of a new use where no use subject to this jurisdiction already exists; 2) alteration of an existing site on which a use within this jurisdiction already exists; or 3) expansion, exterior alteration or construction of a new building in which a use within this jurisdiction is conducted.
- For multi-family housing, the following activities are subject to review under the Site Plan and Subdivision Regulations: 1) establishment of the use; 2) increase in the number of dwelling units; 3) alteration of the site; or 4) expansion, exterior alteration or construction of a new building associated with the use.
- For a hospital use in the York Village Hospital Overlay District, any application to alter the site, enlarge a hospital building, or alter the exterior of a hospital building is subject to review under the Site Plan and Subdivision Regulations.
- Any change which amends a site plan previously approved by the Planning Board requires approval of the Planning Board.
- For non-residential development in the YVC-1 and YVC-2 districts, in addition to applicable Planning Board authorization to regulate sites, any non-residential development that results in alteration of more than 50% of the exterior façade, any expansion of 1,500SF of gross floor area or more, or a proposal for a new principle non-residential or mixed-use building is subject to review under the Site Plan and Subdivision Regulations.

¹⁹ Town of York Zoning Ordinance Article 1.1.

²⁰ Title 30-A M.R.S.A. Section 4401.

²¹ Town of York Zoning Ordinance Article 18.



- Any application to install medium or large-scale ground-mounted Solar Energy Systems is subject to review under the Site Plan and Subdivision Regulations.

Generally, the Regulations contain requirements to limit impacts on natural and historic features and on Town infrastructure, and ensure adequate provisions for parking spaces, street design, and stormwater drainage. Before granting approval of an application, the Planning Board must make written findings that a proposal meets certain criteria related to: pollution; sufficient water supply; impact on municipal water supply; erosion; traffic; sewage disposal; municipal solid waste disposal; aesthetic, cultural, and natural values; conformity with local ordinances and plans; technical and financial capacity; surface waters; ground water; flood areas; freshwater wetlands; rivers, streams, or brooks; stormwater; lot-depth-to-shore-frontage ratio (prohibition of spaghetti lots²² in certain areas), lake phosphorous concentration, and impacts on adjoining municipalities.²³

In addition, Article 7 requires the provision of appropriate information from the applicant for consideration by the Board of general standards relating to the proposed project's conformance with the Comprehensive Plan (7.2); preservation of natural and historic features (7.3); land not suitable for development (7.4); blocks and requirements for utility/pedestrian easements (7.5); lots (7.6); utilities (7.7); water supply (7.8); sewage disposal (7.9); surface drainage (7.10); land features (7.11); disposal of construction waste and demolition debris (7.12); retention of proposed public sites and open spaces (7.13); dedication and maintenance of common open space and services (7.14); construction in flood hazard areas (7.15); impact on groundwater (7.16); landscaping (7.17); monuments (7.18); impact mitigation (7.19); street and storm drainage design and erosion control (7.2 and Article 9); refuse disposal and recycling (7.21); hazardous materials (7.22); A.D.A. Compliance (7.23); impact on air quality (7.24); state permits (7.25); traffic impact on adjacent municipalities (7.26); phosphorous pollution (7.27); scenic resources (7.28); timeframe for construction (7.29); and subdivision phasing (7.30). Articles 8 and 9 provide standards for access control and traffic impacts, traffic signals, street design, intersections, stormwater management, construction standards, and erosion and sedimentation control.

Open Space Conservation Subdivisions

As an alternative to conventional residential subdivision design, York's Zoning Ordinance promotes open space conservation subdivisions to help protect the natural and cultural environment and encourage quality residential neighborhood designs. Proposed residential subdivisions that are not created through exemptions in the State Subdivision law are

²² A spaghetti lot is a parcel whose lot-depth-to-shore-frontage ratio is greater than 5 to 1. See Article 1.2.17 of the Site Plan and Subdivision Regulations.

²³ See 1.2 Criteria of Approval.



required to be designed as an open space conservation residential development when any of the following exists (7.6.1.A):

- (1) The residential subdivision is proposed to contain a public road that provides access to lots/dwellings; or
- (2) The lot for which the residential subdivision is proposed abuts conservation land or land that can't be developed that is 10 acres or greater; or
- (3) The lot to be subdivided is partially or fully located within the Cape Neddick or York River Watersheds.

Open space must contain at least 50% of the total area of the property and must contain at least 50% of the net developable area of the property (7.6.3.A). York's Zoning Ordinance specifies that open space created as part of this process must include one or more of the following public purposes (1.3.12):

- A. Protection of open space, particularly those un-fragmented blocks of land that are 550 acres or more in size as identified in the Existing Land Use Chapter of the Comprehensive Plan Inventory and Analysis. These areas are important for wildlife habitat (biodiversity), recreation, scenic values, and contributions to small town character.
- B. Provision of undeveloped corridor connections between adjacent un-fragmented blocks of land, particularly between those of 550 acres or more in size as this will magnify the open space value for biodiversity and for recreation;
- C. Protection of land for farming or forestry;
- D. Protection of historic and archaeological resources;
- E. Protection of cemeteries and burial grounds;
- F. Maintenance of existing public access to shoreland areas, or provision of new public access to shoreland areas;
- G. Preservation of scenic vistas from public ways or public lands;
- H. Protection of other unique natural or cultural features on a property, as may be determined to be of public benefit by the Planning Board. The Board may base such decisions on the Town's Comprehensive Plan, other local, regional and state policies, best available science, private studies, and other references found to be credible by the Board.

The Zoning Ordinance requires that open space conservation subdivisions be limited to single-family, duplex, and multifamily residential development as permitted in the base and overlay district(s) in which the lot is located. The Ordinance includes additional density and dimensional standards. It requires that for developments consisting of ten or more dwelling units, 10% of the total number of dwelling units must be workforce affordable housing and



allows for a density bonus of 20% if at least 25% of the proposed dwelling units are workforce affordable housing.²⁴

York Floodplain Management Ordinance

The Town of York is a member of the Federal Emergency Management Agency (FEMA)'s Community Rating System (CRS), a voluntary incentive program that recognizes and encourages community floodplain management practices that exceed the minimum requirements of the National Flood Insurance Program (NFIP).

For flood insurance purposes, FEMA designates current flood hazard zones based on projected inundation from the 100-year (1% annual chance) and 500-year (0.2% annual chance) storm events. Hazard zones are mapped on FEMA's Flood Rate Insurance Maps (FIRMs), which are updated every five years. Areas within the 100-year flood zone are designated as Special Flood Hazard Areas (SFHAs) and properties with a federally backed mortgage within these areas are required to have flood insurance. The SFHA designation also guides land use regulations and provides guidance to prepare for flood hazards. FEMA's SFHAs provide the current national standard for comparison of flood risk between properties.

The Town 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 National Flood Insurance Program requires that areas of York be assigned special flood hazard designations identified by FEMA, and that floodplain management measures be applied in such flood hazard areas (Fig. 11). This Ordinance establishes a Flood Hazard Development Permit system and review procedure for development activities in the designated flood hazard areas within the town.

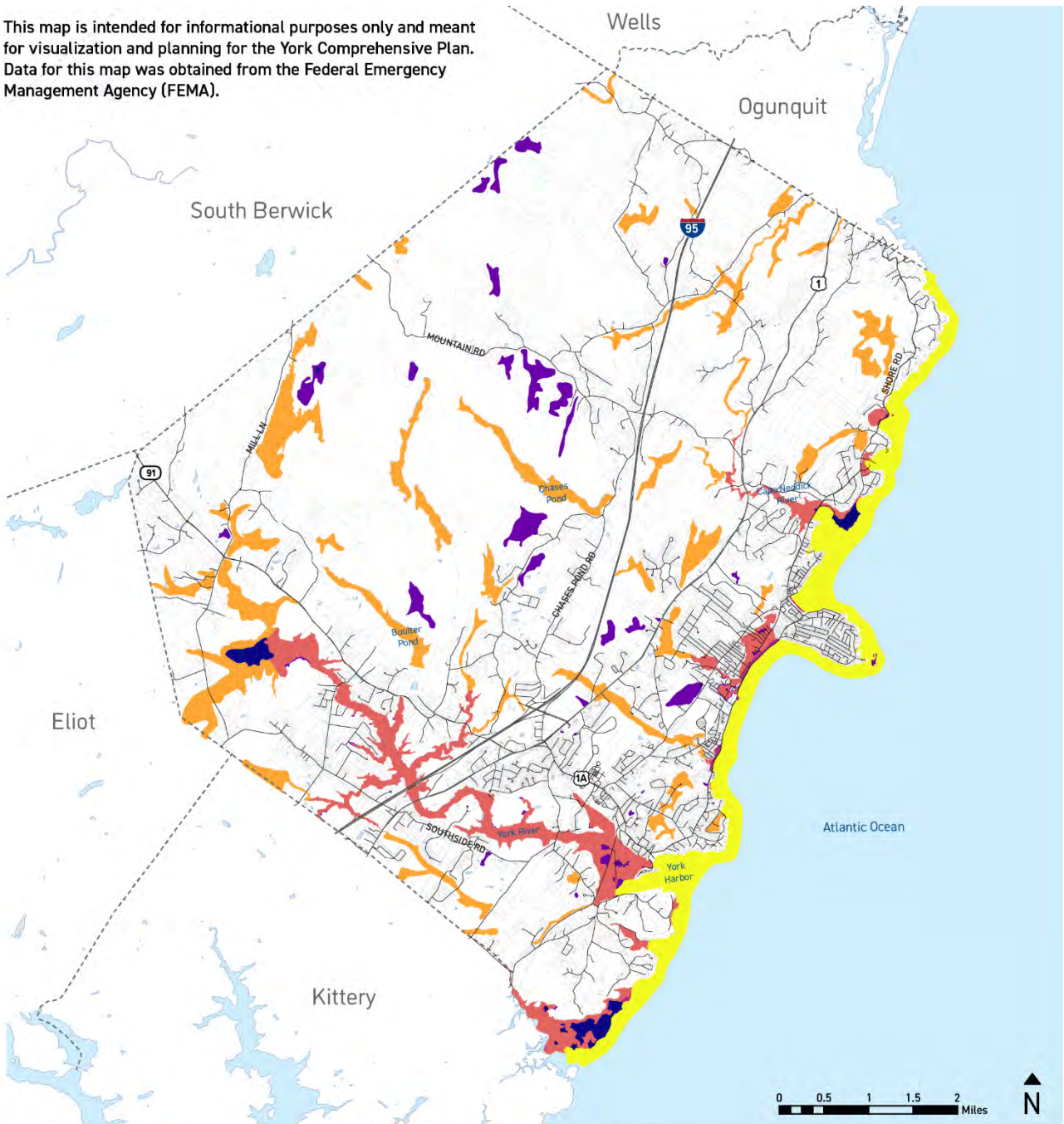
The Town of York also identifies and protects the floodplains through its Shoreland Overlay District, Wetlands Protection Overlay, and the Watershed Protection Overlay, in addition to using FEMA flood map data.

²⁴ Town of York Zoning Ordinance 7.6.




Figure 11. FEMA Flood Hazard Areas Map (FEMA 2002 Map), as Adopted by York

This map is intended for informational purposes only and meant for visualization and planning for the York Comprehensive Plan. Data for this map was obtained from the Federal Emergency Management Agency (FEMA).



Data Sources: Federal Emergency Management Agency, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie. The data shown here is for planning purposes only and is not intended for making legal or zoning boundary determinations.

- | | |
|--|---|
|  VE (Velocity) Zone |  AO Zone |
|  A Zone |  500-yr Zone (moderate hazard) |
|  AE Zone |  <500-yr Zone (minimal hazard) |



There are several zone designations within the SFHA, depending on the type of flood risk in that location. The following are explanations of the flood zone designations adopted by York and shown in the map in Fig. 11:

- V/VE (Velocity) Zone: Coastal high hazard area. Subject to inundation from the 100-year storm with additional hazards from storm surge.
- A/AE Zone: Subject to inundation from the 100-year storm. May be subject to storm surge if in a coastal area but do not meet the requirements to be designated as V/VE.
- AO Zone: Subject to shallow flooding in a 100-year storm, typically from sheet flow (runoff), with average depths between 1 to 3 feet.
- Outside of the SFHA, FEMA designates on the FIRMs areas that have been deemed moderate or low flood risks up to and beyond the 500-year storm event. Properties within these areas are not required to have flood insurance,

Several Maine municipalities in York and Cumberland Counties have jointly appealed the most recently updated FIRMs from 2018, claiming they overestimate flood risk in their communities and will unnecessarily raise insurance costs for property owners. These municipalities have hired a consulting firm to create new proposed flood maps as part of their appeal.²⁵ As a result of this controversy, many municipalities, including York, have not yet adopted the most recent FEMA maps, awaiting the outcome of the appeal. As a result, the most recently adopted FEMA Floor Hazard Maps for York date to 2002.

Permitting and Approvals Processes

When considering making changes to a building or property, depending on a property's location, base and overlay zones, as well as desired modifications, a property owner may need a number of permits and approvals. During the comprehensive planning process, community members commented on the need for Town staff assistance by residents, businesses, and property owners in determining and navigating application and review processes for small and large-scale projects. Process oversight and approvals are often made by the Code Enforcement Officer (CEO), the Planning Board, and for certain instances the Board of Appeals.

Building Permit applications are available online,²⁶ at the Code Enforcement Office, and by mail. Instructions and related contacts for Shoreland, Building, Use, and Sign permit applications are also available on the Town's website. Applications for projects requiring review by the Planning Board are made to the Planning Department on standard forms and

²⁵ <https://www.pressherald.com/2017/09/08/so-portland-joins-appeal-of-fema-flood-maps/>.

²⁶ While the applications are available for download on the Town's website, applications cannot be submitted through an online Town system.



pursuant to the procedure laid out in the Site Plan and Subdivision Regulations. Applications for Shoreland Permits are made in writing to the Code Enforcement Officer who determines the necessary review procedures.

Specific procedural instructions for permits issued by the Code Enforcement Officer and for Board approvals are laid out in Article 18 of the Zoning Ordinance, including requirements for notification of abutters, timeline of public hearings and decisions, and procedures for appeals.

Board of Appeals

The Board of Appeals hears and decides appeals from any order, requirement, decision, or determination made by any person or Board charged with administration of the Zoning Ordinance, as well as appeals from any procedural error or failure of such person or Board to act. The Board of Appeals also hears and decides special exceptions or variances from the terms of an Ordinance.

Planning Board

The Planning Board reviews subdivisions, projects subject to Site Plan Review, and other permitting review such as certain Shoreland Permits, Route 1 Use Permits, and permits for Small Windmills. Permits such as Wetland Permits may be issued by the Planning Board concurrently with processing of related applications.

The following is a list of the principal uses within the Residential Use Category with their proper authority identified for establishment or modification of the use:²⁷

- Dwelling, Single-Family: CEO
- Dwelling, Two-Family: CEO
- Dwelling, Multi-Family: Planning Board
- Bed & Breakfast: Board of Appeals, by Special Exception per §18.8.2.2
- Boarding House: Board of Appeals, by Special Exception per §18.8.2.2
- Elderly Housing: Planning Board
- Elderly Congregate Housing: Planning Board

In the RES-4, BUS-1, BUS-2 districts, prior to issuance of a building permit for a new non-residential building or a sign permit, the plan must be reviewed and approved by the Board of Design Review. The Board reviews for compliance with criteria and standards related to preservation of landscape; relation of proposed buildings to the environment; drives, parking, and circulation; surface water drainage; utility service; advertising features; and special features. Application materials are submitted to the Board of Design Review.

²⁷ Town of York Zoning Ordinance 4.1.A.

Recent Development and Trends

Though York has seen the development of several new subdivisions and mixed-use buildings over the past ten years, new development in town has generally mostly been single-family residential units on individual lots. The amended 1999 Comprehensive Plan indicated a desire for development to continue to be focused east of I-95, near U.S. Route 1, and to the east towards the ocean, so as not to encourage development in the more rural areas. The 2006 Growth Area Map in Fig. 3 above defines these areas. Generally following zoning district boundaries, GEN-1, GEN-2, a portion of RT 1-5, all of RT 1-6, RES-2, RES-3, and a vast majority of RES-1A are not included in the Growth Area (Fig. 12).

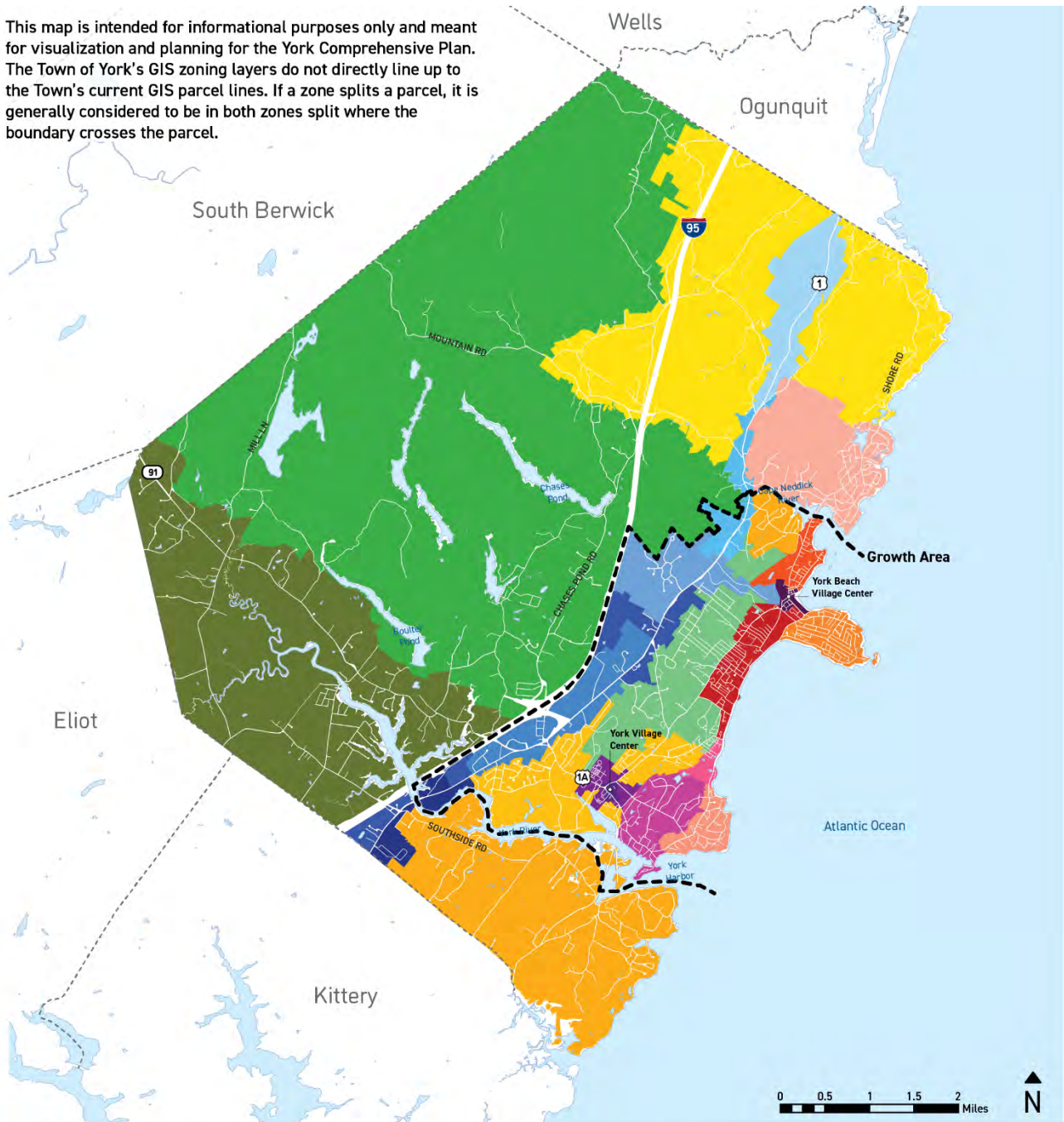


*Left Photo: Single-family residential homes have comprised most recent development. Source: Jeff Levine.
Right Photo: Much of the multi-family housing is operated by the York Housing Authority, such as the Carriage House Apartments shown here. Source: Jeff Levine.*



Figure 12. Growth Area Boundary over Base Zoning Map

This map is intended for informational purposes only and meant for visualization and planning for the York Comprehensive Plan. The Town of York's GIS zoning layers do not directly line up to the Town's current GIS parcel lines. If a zone splits a parcel, it is generally considered to be in both zones split where the boundary crosses the parcel.



Data Sources: 2019 Town of York OpenData, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie. The data shown here is for planning purposes only and is not intended for making legal or zoning boundary determinations.

| | | | | |
|-------|--------|--------|--------|-------|
| 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 | |



The amended 1999 Comprehensive Plan specified the Growth Area boundaries in hopes of focusing all types of development towards the town’s villages and existing infrastructure and services, which follow the historical patterns of settlement in the town. The amount of development that has occurred over the past ten years appears to have been more dispersed throughout the town with more than half of development in the past five years appearing to occur outside of the Town’s 2006 Growth Area (Fig. 13).

For the purposes of determining the structures built (by land use type) Town Assessor’s data was used, sorting by “Year Built.”²⁸ 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 200SF of living area in order to be counted.²⁹

Approximately 95% of structures built between 2010 and July 2021, according to the Town Assessors, were for residential use, followed by 3% for commercial uses. In that time period, the number of structures built in a single year peaked in 2016, with 260 (Table 7).

Table 7. Structures Built from 2010 to 2021* by Land Use Category from Town of York Assessor

| 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. This data did not indicate whether a new structure was built on a vacant parcel or if it was a new building replacing a previously existing one (tear-down). Data was sorted to require a minimum living area of at least 200 SF.

*2021 data is for partial year, through July 2021.

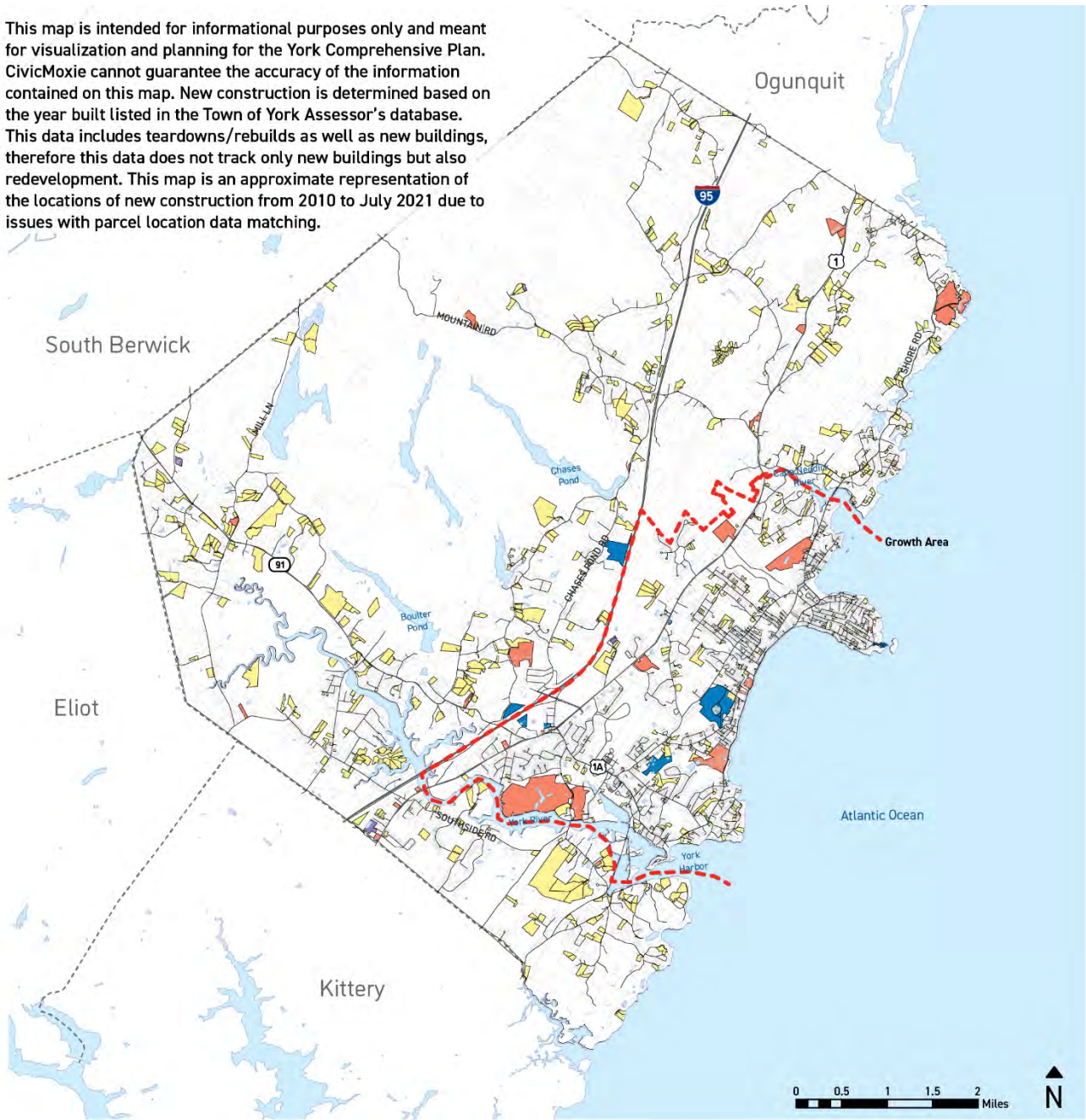
²⁸ Permit data was not used for this analysis as it was not available from the Code Enforcement Office. York’s permit data is not digitized, centralized, and tabulated by permit type. At the time of comprehensive planning, this information was available only through individual documents for each application.

²⁹ As specified by Town of York Assessors.



Figure 13. Representation of New Construction by Land Use Category from Town of York Assessors from 2010 to July 2021*

This map is intended for informational purposes only and meant for visualization and planning for the York Comprehensive Plan. CivicMoxie cannot guarantee the accuracy of the information contained on this map. New construction is determined based on the year built listed in the Town of York Assessor's database. This data includes teardowns/rebuilds as well as new buildings, therefore this data does not track only new buildings but also redevelopment. This map is an approximate representation of the locations of new construction from 2010 to July 2021 due to issues with parcel location data matching.



Data Sources: 2020 Town of York Assessors, 2020 Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.

- Residential
- Commercial
- Industrial
- Government



Not including partial data for 2021, approximately 122 structures were built every year from 2010 to 2020 (Table 8 and Fig. 14). Variations in the annual number of buildings constructed can be explained through the overall economy, types of development projects that were approved, availability of contractors, materials, and demand.

Table 8. Structures Built from 2010 to 2021* by Year as Indicated by Town of York Assessors

| Year | Number of Parcels with Structure Built |
|------------------------|---|
| 2010 | 101 |
| 2011 | 68 |
| 2012 | 110 |
| 2013 | 82 |
| 2014 | 119 |
| 2015 | 127 |
| 2016 | 260 |
| 2017 | 127 |
| 2018 | 123 |
| 2019 | 113 |
| 2020 | 113 |
| 2021* | 79 |
| 2010-20 Average | 122 |

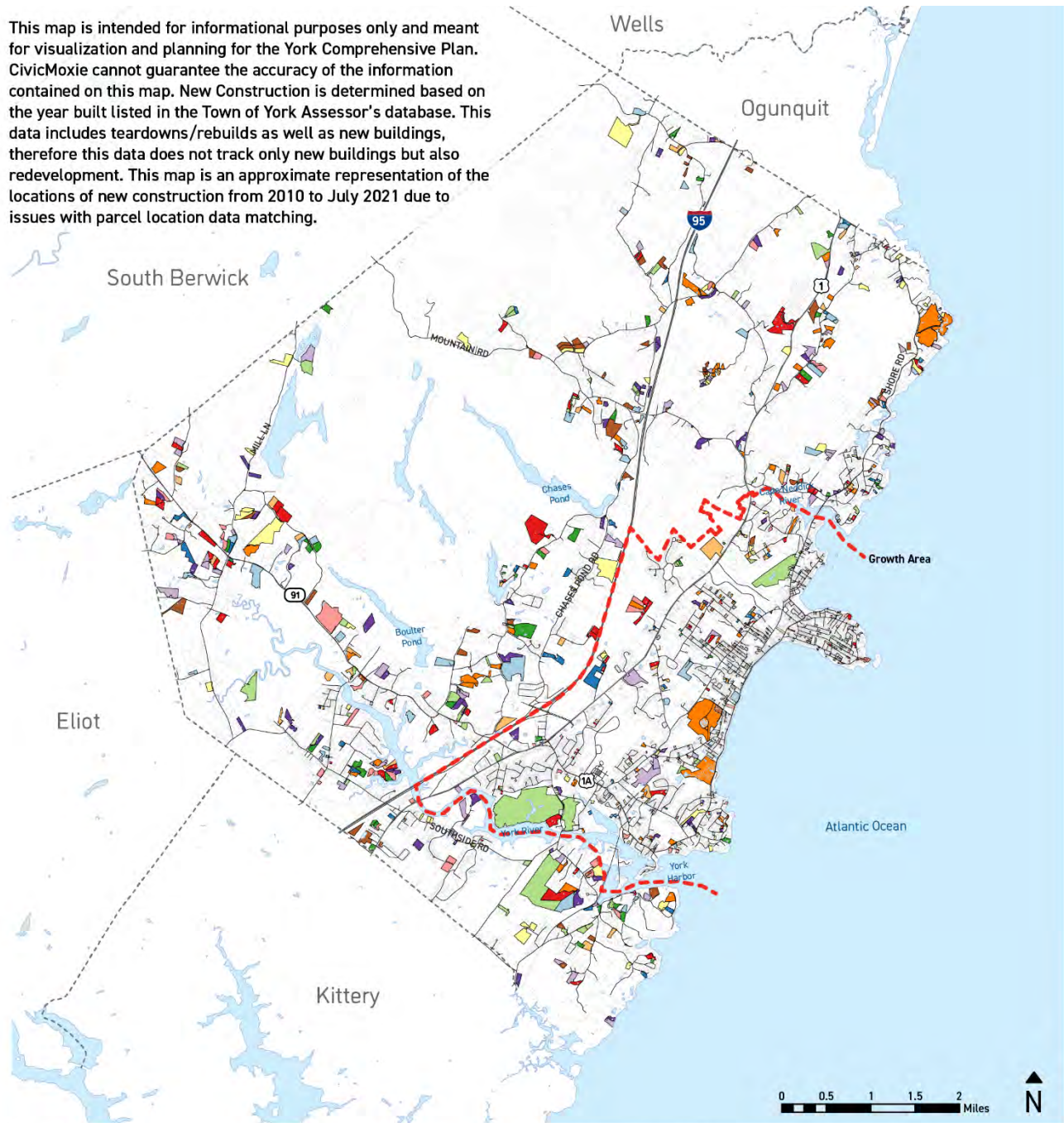
Source: Town of York Assessors. Based on parcels with "Year Built" listed as 2010 or newer. This data did not indicate whether a new structure was built on a vacant parcel or if it was a new building replacing a previously existing one (tear-down). Data was sorted to require a minimum living area of at least 200 SF.

**2021 data is for partial year, through July 2021.*



Figure 14. Representation of New Construction by Year from 2010 to July 2021*

This map is intended for informational purposes only and meant for visualization and planning for the York Comprehensive Plan. CivicMoxie cannot guarantee the accuracy of the information contained on this map. New Construction is determined based on the year built listed in the Town of York Assessor's database. This data includes teardowns/rebuilds as well as new buildings, therefore this data does not track only new buildings but also redevelopment. This map is an approximate representation of the locations of new construction from 2010 to July 2021 due to issues with parcel location data matching.



Data Sources: 2020 Town of York Assessors, 2020 Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.





While there may be some margin of error in the data used for estimation, it is still apparent that recent trends show that new construction in York has not been limited to the Town's 2006 Growth Area. From 2017-2021, less than 50% of new construction (from Assessor year-built data) was located within the boundaries of the 2006 Growth Area. Residential new construction, specifically, remains consistent with the overall trend, with less than half of new development located within the Growth Area.

Land Cover

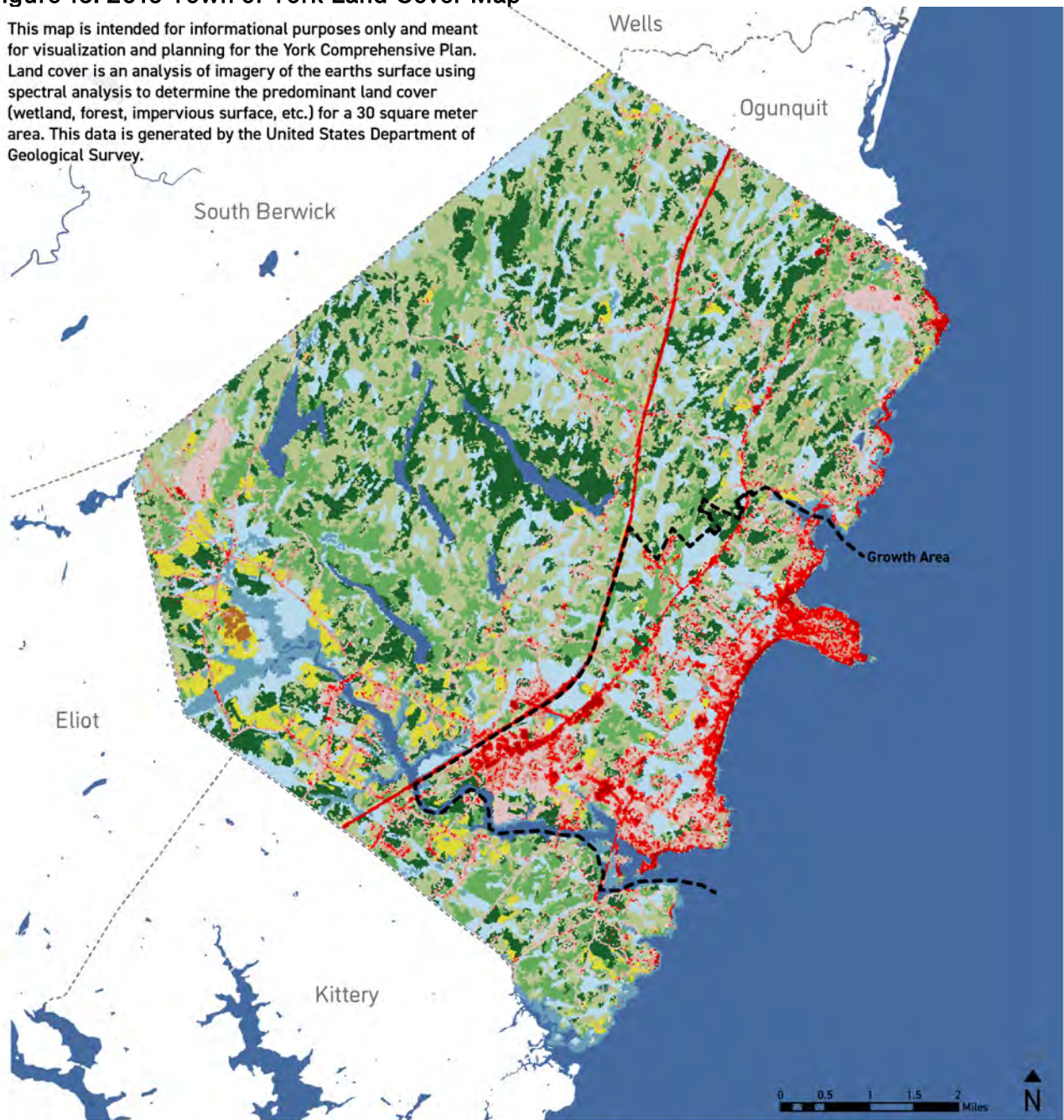
Town Assessor's data provides a view of York's built environment at the building/structure and parcel level – meaning that for a single-family home on a three-acre parcel, the entire parcel is considered a residential use even if the structure only covers a small portion of the lot. Another method of analyzing the amount of development in a community, and its potential impacts is to survey land cover. Land cover is a description of physical cover of the ground. Data for analysis of ground cover was derived from freely available satellite and aerial data. Images are taken of the earth's surface and analyzed to determine the development level or the type of natural use of the land (wetland, forest, etc.) The land cover data used here came from the National Land Cover Database (NLCD) created by the Multi-Resolution Land Characteristics Consortium (MRLC), which is comprised of various federal agencies, such as the USGS, NOAA, Department of the Interior, and more. The land cover data is generated in grids of 30 meters by 30 meters, which is a rather large area. The result is a very coarse level of information that does not reflect small areas or subtle changes in land cover. This data gives a broad sense of the developed to undeveloped ratio of land for York, and methods of data collection have improved.³⁰ Fig. 15 provides a visual representation of different levels of development concentration throughout the town.

³⁰ Description of "land cover" from amended 1999 Town of York Comprehensive Plan, Existing Land Use Chapter – Inventory and Analysis pages 1-2.



Figure 15. 2019 Town of York Land Cover Map

This map is intended for informational purposes only and meant for visualization and planning for the York Comprehensive Plan. Land cover is an analysis of imagery of the earth's surface using spectral analysis to determine the predominant land cover (wetland, forest, impervious surface, etc.) for a 30 square meter area. This data is generated by the United States Department of Geological Survey.



Data Sources: 2019 National Land Cover Database, 2020 Town of York Assessors, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.

- | | | |
|-----------------------------|------------------|------------------------------|
| Open Water | Barren Land | Hay Pasture |
| Woody Wetlands | Deciduous Forest | Cultivated Crops |
| Developed Open Space | Evergreen Forest | Emergent Herbaceous Wetlands |
| Developed, Low Intensity | Mixed Forest | |
| Developed, Medium Intensity | Shrub/Scrub | |
| Developed, High Intensity | Herbaceous | |



Analysis of the 2019 National Land Cover Database indicates that the estimated amount of developed land in York is approximately 18% (a majority of that being classified as open, low or medium intensity) and 82% of York’s land area is undeveloped (a majority of that undeveloped land is classified as various forests and woodlands) (Table 9). which is in the range of the “Land Cover in 2003” data from the amended 1999 Comprehensive Plan’s Existing Land Use Chapter, page two, which estimated around 20% of the town being developed.

Table 9. 2019 Land Cover in Town of York by Developed Intensity and Undeveloped Type

| Category | | Square Miles | Percentage (Total) | Percentage (Land) | |
|------------|-----------------------------|--------------|--------------------|-------------------|----------------------|
| Open Water | | 76.82 | 58% | | |
| Land | | 54.97 | 42% | | |
| | Developed | 10.00 | 8% | 18% | Percent (Developed) |
| | Developed, Open Space | 4.22 | 3% | 8% | 42% |
| | Developed, Low Intensity | 3.16 | 2% | 6% | 32% |
| | Developed, Medium Intensity | 2.02 | 2% | 4% | 20% |
| | Developed, High Intensity | 0.59 | 0% | 1% | 6% |
| | Undeveloped | 44.97 | 34% | 82% | Percent(Undeveloped) |
| | Barren Land | 0.15 | 0% | 0% | 0% |
| | Deciduous Forest | 6.54 | 5% | 12% | 15% |
| | Evergreen Forest | 8.83 | 7% | 16% | 20% |
| | Mixed Forest | 15.87 | 12% | 29% | 35% |
| | Shrub/Scrub | 0.22 | 0% | 0% | 0% |
| | Herbaceous | 0.25 | 0% | 0% | 1% |
| | Hay/Pasture | 1.88 | 1% | 3% | 4% |
| | Cultivated Crops | 0.07 | 0% | 0% | 0% |
| | Woody Wetlands | 9.29 | 7% | 17% | 21% |
| | Emergent Herbaceous Wetland | 1.85 | 1% | 3% | 4% |
| | | | | | |
| | | 131.79 | | | |

Source: 2019 National Land Cover Database (NLCD) created by the Multi-Resolution Land Characteristics Consortium (MRLC)

Climate Change Impacts

Sea level rise (SLR) and storm surge have the potential to damage property and infrastructure and worsen contamination from stormwater runoff. SLR/storm surge impacts also threaten property values and the Town’s tax base. With 1.6 feet of SLR, 42% of York County’s dry beach (above the high tide line) will be at risk of inundation.³¹ As a coastal town with tidal

³¹ Adapted from Slovinsky (2020, unpublished). Maine Climate Council Scientific and Technical Subcommittee, *Scientific Assessment of Climate Change and Its Effects in Maine*, 131.



rivers, flooding of homes and other personal property will be an increasing reality for many who live and own property in York (Fig. 16).

York's projected increase in rainfall and more frequent and intense flooding events will create a greater volume of stormwater carrying pollutants such as pet waste, failed septic system runoff, lawn fertilizers, trash, and fuel and oil from cars and boats.³² These pollutants contain high concentrations of nutrients and other harmful substances that, along with shifts in species and rise in bacteria, can harm aquatic life and make water unsafe for swimming, resulting in closures to beaches and other swimming areas.

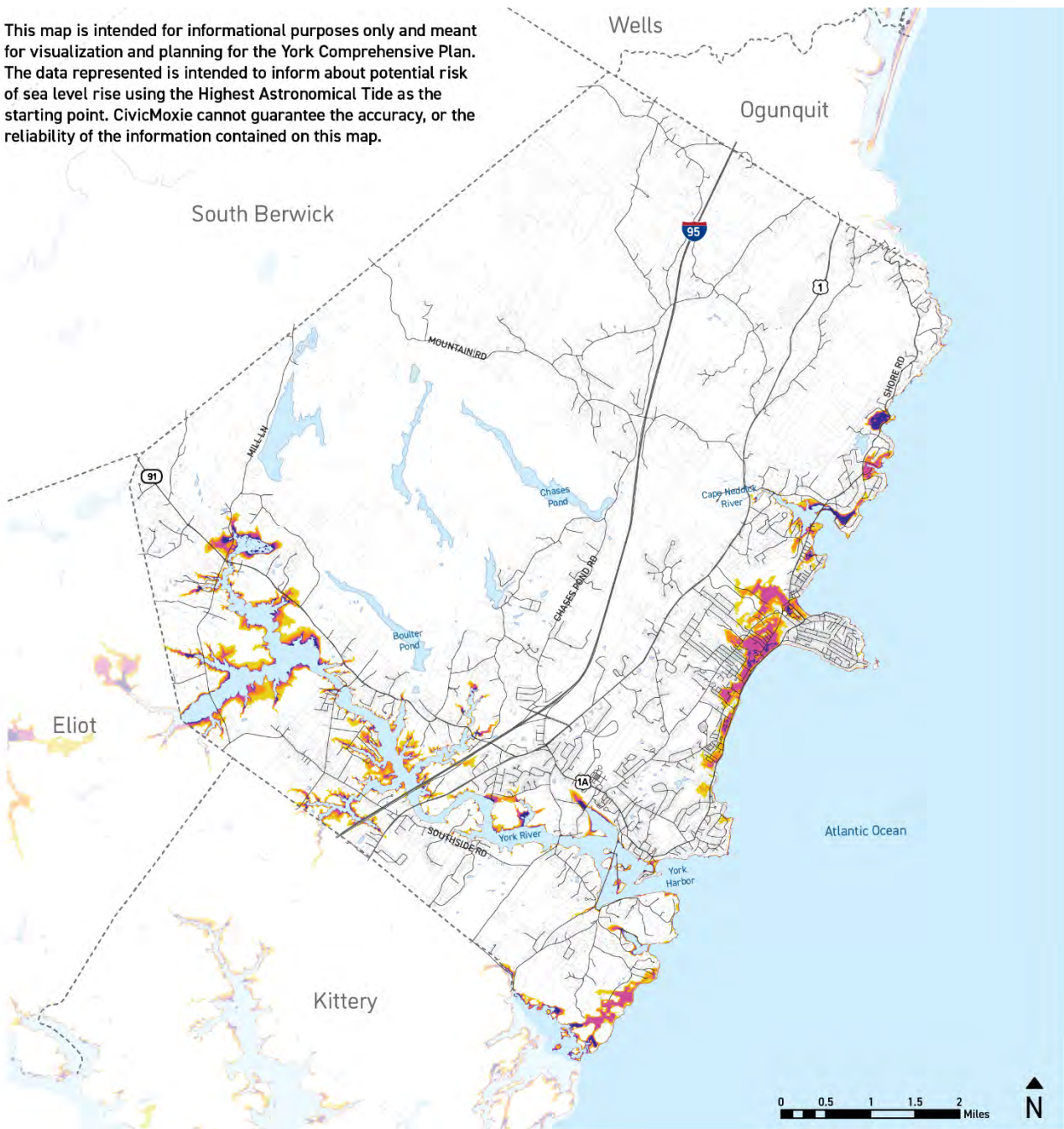
Approximately 60% of the land in York is covered by forest, which, along with York's beaches and rivers, is a defining feature of the town. York's forests are also its largest carbon sink, helping to mitigate climate change by pulling Carbon Dioxide out of the atmosphere through photosynthesis. More extreme rainfall, intermittent and more variable snowpack, and warmer temperatures are all expected to pose significant threats to trees, forest ecosystems and forest management.

³² Cities of Portland and South Portland, "Climate Change Vulnerability Assessment" found here: https://www.oneclimatefuture.org/wp-content/uploads/2020/12/OneClimateFuture_VulnerabilityAssessment_Final.pdf



Figure 16. Projected SLR/Storm Surge Scenarios

This map is intended for informational purposes only and meant for visualization and planning for the York Comprehensive Plan. The data represented is intended to inform about potential risk of sea level rise using the Highest Astronomical Tide as the starting point. CivicMoxie cannot guarantee the accuracy, or the reliability of the information contained on this map.



Data Sources: Maine Geological Survey, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMox. The data shown here is for planning purposes only and is not intended for making legal or zoning boundary determinations.






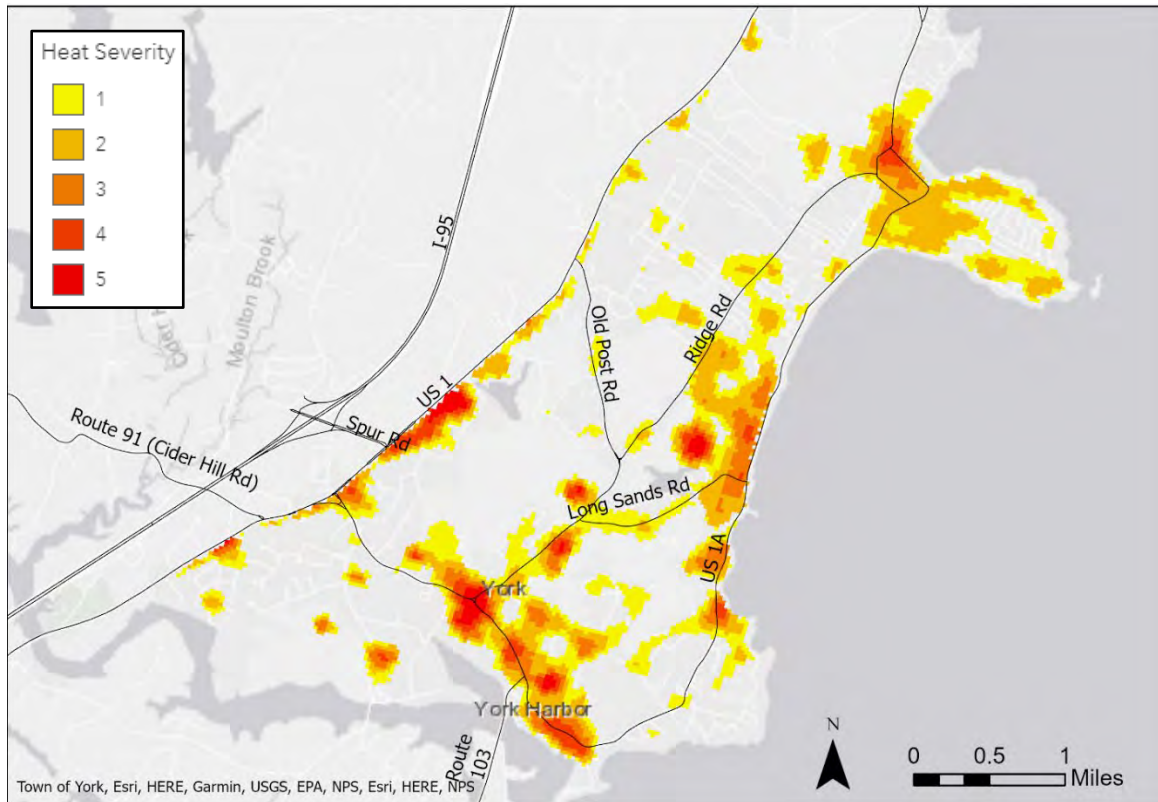
-  Current Highest Astronomical Tide (HAT)
-  1.5 Feet Above HAT
-  4 Feet Above HAT
-  6 Feet Above HAT
-  9 Feet Above HAT



Figure 17. York Heat Islands



Key: Severity is measured on a scale of 1 to 5, with 1 being a relatively mild heat area (slightly above the mean for the town), and 5 being a severe heat area (significantly above the mean for the town).

Source: Trust for Public Land.

Areas of York with high paving and impervious surface coverage and minimal natural plantings and tree cover create “heat islands” which are built-up areas that experience higher temperatures because buildings, pavement, and other hard surfaces absorb and reflect the sun’s heat to a greater degree than natural areas containing a high proportion of trees and landscape.

Fig. 17 illustrates the relative heat severity for every pixel of York, Maine that has a heat island. The map shows heat islands in the more densely populated and developed areas along the coast between York Harbor and the Cape Neddick River, with additional areas along the U.S. Route 1 corridor. These areas contain more roads and parking lots, larger buildings, and more densely located development than other parts of town.



Town Capacity: Land Use Regulation and Code Enforcement

At the inception of the York Comprehensive Planning process, the Town had one planner on staff for the Planning Department who was responsible for managing the Town's planning processes, zoning issues, proposed development, policies related to land use, as well as staffing the Planning Board. A second planner was hired in late January 2022 after the Town Board of Selectmen (BOS) meeting on August 9, 2021, when the BOS authorized the Director of Planning to hire a staff person.

During the planning process, specific administrative capacity comments were made by community members including that the Planning and Code Enforcement Departments could use more staff to help the public understand the complexities of the Zoning Ordinance, other land use regulations, permitting, and development review processes, and other building, infrastructure, and land development requirements. The Code Enforcement Department has indicated a desire for additional staff to maintain quality and timeliness of its services related to land use regulation and its other municipal services.

In addition, the current capacity and permitting application processes in Town Hall does not support data collection and analysis needed to understand the trends in land use development in York. For instance, there is no digital compilation of permits issued along with the type of permit and details, which would enable York to easily see development trends and use data to shape policies.

What the Community Said

The summary of community feedback below represents the common themes heard during public meetings and events, as well as other outreach. When information is provided from the Fall 2021 Comprehensive Plan Community Survey³³ results, this is specifically noted with the percentage of respondents who replied in this way.

- What happens to the future of land use in town is very important to those who offered feedback during the planning process.
- When asked what was important to quality of life in York, approximately 90% of survey respondents listed Natural Resources as 'very important,' with Land Use at 62% (1163 total responses to this question).
- Participants in planning events commented on allowing or supporting more diversity in the type and cost of housing in town.
- When asked about possible areas for more housing on the Town's Growth Area map, the top two areas selected by survey respondents were "Outside of the 'Growth Area'"

³³ There were 1163 responses to the survey. Not every question had a 100% response rate; the number of responses for questions listed below are noted.



boundary” (about 55%) and “Along Route 1 within the ‘Growth Area’ boundary (approximately York River to Cape Neddick River)” (almost 39%) (1016 total responses to this question).

- When asked similarly about possible areas for economic development on the Town’s Growth Area map, the top three responses were “Along Route 1 within the ‘Growth Area’ boundary (approximately York River to Cape Neddick River)” with about 54%, “Outside of the ‘Growth Area’ boundary” with about 41%, and York Village at 31% (1038 total responses to this question).
- Plan participants mentioned wanting and allowing specific types of businesses and industries in York that would complement or add to the community.
- There are concerns about preserving natural resources and environmentally sensitive areas and supporting agricultural uses.
- More than 80% of survey respondents considered it very important to conserve and protect natural resources in York, including land and water (1016 total responses to this question).
- When asked about what the Town should consider doing with the Short Sands Road area that was a big Town investment, about 65% of survey respondents thought it should be developed, about 55% thought housing should be allowed, approximately 61% thought retail/dining should be allowed, and about 37% thought it should be restricted to recreational use (971 total responses to these questions).
- The Town’s current Zoning Ordinance is complex.
- Additional administrative capacity is needed in the Town’s Planning and Code Enforcement Departments.

Key Takeaways

Complexity of the York Zoning Ordinance

York’s Zoning Ordinance has often been described as “complex” by both residents and Town staff. York has base zoning that includes use and dimensional requirements, as well as additional supplemental requirements, special provisions, overlay districts, and other standards, regulations, policies, permit processes, and amendments. The layering effect of all the requirements written out in the Zoning Ordinance and other regulations leads to community members and property owners seeking assistance from the Planning Department and Code Enforcement to understand what is allowed and where, as well as the necessary permitting and approval processes. This complexity also can give a false sense of what is allowed, by allowing for business or multi-family residential uses, for instance, but then providing additional requirements and restrictions that reduce what can actually be built.



Staffing and Capacity

During the planning process, specific administrative capacity comments were made by community members and Town departments that the Planning Department and Code Enforcement Department could use more staff to help the public understand the complexities of the Zoning Ordinance, other land use regulations, permitting, and development review processes, and other building, infrastructure, and land development requirements.

Location of Recent Development

Recent trends show that new construction in York has not been mostly limited to the Town's 2006 Growth Area. From 2017-2021, less than 50% of new construction³⁴ was located within the boundaries of this Growth Area. This is particularly true of residential new construction.

The location of more development outside of the Growth Area and on the edges of town and in Rural Areas has an impact on Emergency Response Services, infrastructure maintenance, and other program and social service delivery.³⁵ York is also home to a range of uniquely valuable natural resources, including rich biodiversity and plant and animal habitats, drinking water sources, valuable forests and wetlands for carbon sequestration. York residents place a high value on natural resources and see protection as a priority.

Climate Change

Impacts of climate change, including flooding from sea level rise and storm surge, increased rainfall, risks to York's forests and other natural resources, and heat islands will all be necessary considerations for planning for future land use. These considerations will need to be included in amendments to Ordinances as well as any new overlays that reflect sea level rise/storm surge projects.³⁶

³⁴ Town of York Assessor Data.

³⁵ See Appendix A9: Town, Public Facilities & Services Current Conditions for more information.

³⁶ Information can be found in the Town of York's climate planning work of 2021-22.



Fiscal Capacity & Capital Investment Plan

- B1** Fiscal Capacity Background
- B2** DRAFT FY23-27 Capital Program Including the FY23 Capital Budget and FY23-FY27 Capital Program Table



B1 Fiscal Capacity Background

Financial planning is key to planning for York's future. Financial planning helps ensure that funds are used strategically and with an eye to meet future community needs, as well as needs for staffing, facilities, infrastructure, and maintenance.

York is in good financial standing, and the community has historically played an active role in making informed decisions about how to allocate funding. The Comprehensive Plan does not commit to funding specific individual items but estimated costs per strategy, where known, are listed in the Implementation Chart in Appendix D. The Plan is structured to allow for flexibility as unexpected needs arise or priorities shift. Thinking about the cost of future improvements will require consideration of the full range of lifecycle costs and associated staffing to support capital improvements.

This section contains background information on the Town's valuation, tax rate, revenue and expenditures, debt obligations, and capital improvements to inform Chapter 7: Implementation.

Valuation & Tax Rates

State Valuation

The State's Valuation is informed by field work, meetings with local assessors, and a sales ratio study which measures the assessed value of residential and certain commercial properties relative to their actual selling price. It is used to determine things such as the levy of county taxes and state funds for education and revenue sharing, as well as to establish bond debt limits. Since the State Valuation process takes about 18 months to complete, this valuation lags behind actual market values and municipal assessments by nearly two years by the time it is final and certified. York's 2022 State Valuation is \$5,164,400,000 (2021 actual), which is the second highest in the state behind Portland.¹ York's State Valuation increased approximately 24% between 2011 and 2022 (Fig. 1).

Local Valuation

The second form of valuation occurs at the municipal level and is used to determine local taxes. The Town's valuation is based on assessed values for real estate and personal property as determined by the Town Assessor.

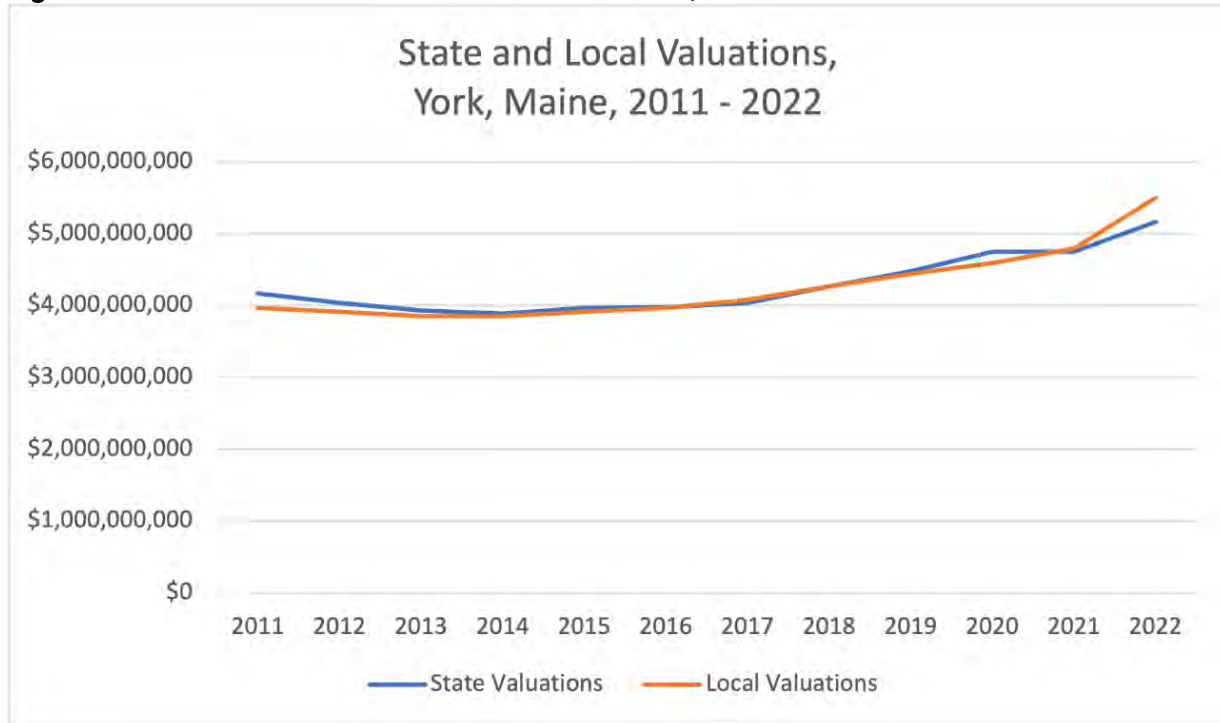
The Town of York's 2021/2022 taxable valuation is \$5,500,701,250. This includes taxable real estate valuation of \$5,478,745,100 and taxable business personal property valuation of \$21,956,150. The total assessed valuation of exempt property is currently \$249,707,600.² York's certified assessment ratio for 2021/2022 is 100%, with an actual of 97% (state requirement above 70%) and York's quality rating was 9.25% (state requirement of below 20%).³

¹ Town of York 2021 Assessors Report to the Board of Selectmen

² Town of York Website, Tax Assessor, <https://www.yorkmaine.org/152/Tax-Assessor>

³ Town of York 2021 Assessors Report to the Board of Selectmen

Figure 1. Town of York State and Local Valuations, 2011 – 2020



Source: State of Maine Revenue Services, State Valuation History 2007 – 2020 and 2021 and 2022
Town of York Assessors Reports to the Board of Selectmen

Tax Rate

As of 2022, York’s tax rate (or mil rate) is \$9.95 per thousand dollars of value, down from \$11.10 in 2021. The tax rate is reduced when the percent increase in assessed values is higher than the percent increase in the budget. However, because most York properties simultaneously increased in value, this decrease in tax rate did not necessarily translate into lower tax bills. Of the town's 11,187 total real estate accounts in York, the values of 9,374 properties (84%) increased, 1,290 properties (12%) stayed the same, and 523 properties (5%) decreased. Only those properties whose values held steady or fell saw lower property tax bills for 2022.⁴

The State of Maine's statutory spending limit law, known as "LD 1" limits annual growth in each municipality's property tax levy to the state's average annual growth in personal income plus each municipality's property growth factor. The property growth factor, which is different for each municipality, measures the value of new development in the municipality. A municipality can exceed the limit if its legislative body votes to do so. Education funding and county assessments are not subject to the limits. York has been and should continue to be consistent with the state's LD 1 spending limitations by seeking approval from voters to exceed limit.

⁴ Town of York 2021 Assessors Report to the Board of Selectmen and Dan Bancroft, The York Weekly, "York Property Tax Rate Falls as Town’s Valuation Climbs 15% in One Year," August 11, 2021.



Table 1. Historic View of Taxable Value, Tax Rates, and Budgets

| Fiscal Year | Taxable Valuation | % Change in Valuation | Tax Rate/1000 | % Change in Tax Rate | Annual Budget | % Change in Annual Budget |
|-------------|-------------------|-----------------------|---------------|----------------------|---------------|---------------------------|
| 2011 | \$3,967,061,240 | -1.78% | \$9.10 | +6.06% | \$35,961,240 | +4.28% |
| 2012 | \$3,909,591,408 | -1.45% | \$9.35 | +2.75% | \$36,406,723 | +1.24% |
| 2013 | \$3,849,714,344 | -1.53% | \$9.96 | +6.52% | \$38,245,119 | +5.05% |
| 2014 | \$3,855,034,616 | +1.14% | \$10.43 | +4.72% | \$39,974,697 | +4.52% |
| 2015 | \$3,915,250,959 | +1.16% | \$10.70 | +2.59% | \$41,746,976 | +4.43% |
| 2016 | \$3,964,520,605 | +1.26% | \$11.00 | +2.80% | \$43,471,673 | +4.13% |
| 2017 | \$4,078,218,785 | +2.87% | \$11.15 | +1.36% | \$45,268,871 | +4.13% |
| 2018 | \$4,268,495,853 | +4.67% | \$10.95 | -1.79% | \$46,474,724 | +2.66% |
| 2019 | \$4,445,463,093 | +4.15% | \$11.15 | +1.83% | \$49,221,706 | +5.92% |
| 2020 | \$4,589,610,340 | +3.24% | \$11.15 | 0% | \$51,174,155 | +3.97% |
| 2021 | \$4,796,904,610 | +4.52% | \$11.10 | -0.45% | \$53,245,641 | +4.05% |
| 2022 | \$5,500,701,250 | +14.7% | \$9.95 | -10.4% | \$54,731,977 | +2.8% |

Source: Town of York 2021 Assessors Report to the Board of Selectmen

Each year, Maine Revenue Services determines the full equalized value of each municipality and subsequently calculates a full value tax rate. These tax rates are calculated in order to facilitate equitable comparisons. Table 2 compares changes in state “estimated full value” tax rates in several York County communities from 2011 to 2020. The state calculates “estimated full value” tax rates by taking the actual taxes collected and dividing it by the estimated full assessed value of a municipality. Between 2011-2020, York’s estimated full value tax rate increased approximately 12%.

Table 2. Estimated Full Value Tax Rates, 2011-2020 (Adjusted for TIF Districts, Homesteads, and BETE)⁵ (table continued on following page)

| Fiscal Year | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | % Change 2011-2020 |
|------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------------------|
| State of Maine Average | 13.40 | 13.99 | 14.49 | 14.72 | 15.03 | 15.06 | 14.96 | 14.80 | 14.59 | 14.10 | 5.2% |
| York County Average | 12.00 | 12.80 | 13.17 | 13.26 | 13.38 | 13.36 | 13.05 | 12.76 | 12.37 | 11.97 | -0.2% |
| York | 9.30 | 9.63 | 10.14 | 10.53 | 10.80 | 10.66 | 10.42 | 10.43 | 10.54 | 10.41 | 11.9% |
| Kittery | 13.35 | 14.13 | 14.24 | 14.57 | 14.41 | 14.25 | 13.87 | 13.21 | 12.08 | 12.40 | -7.1% |

⁵ 2020 Equalized Tax Rate derived by dividing 2020 Municipal Commitment by 2022 State Valuation with adjustments for Homestead and BETE Exemptions and TIFs. Full Value Tax Rates Represent Tax per \$1,000 of Value.



| | | | | | | | | | | | |
|---------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|
| Eliot | 12.84 | 13.52 | 13.88 | 13.77 | 13.99 | 13.67 | 13.44 | 13.46 | 13.22 | 13.01 | 1.3% |
| South Berwick | 15.47 | 16.27 | 17.56 | 17.38 | 17.32 | 17.33 | 17.26 | 17.03 | 16.72 | 15.77 | 1.9% |
| Wells | 9.31 | 9.51 | 9.04 | 9.29 | 9.67 | 9.75 | 9.58 | 9.40 | 8.98 | 8.62 | -7.4% |
| Ogunquit | 7.45 | 7.58 | 7.56 | 7.90 | 8.05 | 8.09 | 7.48 | 7.52 | 6.93 | 6.57 | -11.8% |

Source: Maine Revenue Services, for comparison purposes only

Town Budget

Table 3 shows revenue and expenditure trends for the Town of York General Fund's budgets over the past five fiscal years. Total budgeted revenues and expenditures increased approximately 16% between FY16-FY20. Two revenue streams that appear to have the most variability from year to year in the budget are "Charges for Services" and "Licenses, Permits and Fees."

Table 3. Town of York Budgeted Revenues and Expenditures, FY16-FY20

| | 2020 | 2019 | 2018 | 2017 | 2016 |
|-----------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| REVENUES | | | | | |
| Taxes | \$55,274,268 | \$52,456,805 | \$49,694,572 | \$47,816,881 | \$46,299,383 |
| Intergovernmental | 2,828,467 | 2,677,024 | 2,365,155 | 2,121,971 | 1,731,124 |
| Charges for Services | 982,687 | 1,083,688 | 425,000 | 426,400 | 981,827 |
| Licenses, Permits and Fees | 315,000 | 320,000 | 578,500 | 535,800 | 292,800 |
| Transfers and Carryforwards | -- | -- | -- | -- | 925,761 |
| Miscellaneous | 219,131 | 159,860 | 98,000 | 98,000 | 516,704 |
| Utilization of Fund Balance | 300,000 | 100,000 | 250,000 | 500,000 | 870,000 |
| TOTAL REVENUES | \$59,919,553 | \$56,797,377 | \$53,411,227 | \$51,499,052 | \$51,617,599 |
| EXPENDITURES | | | | | |
| General Government | \$3,561,814 | \$3,400,280 | \$2,923,580 | \$2,796,501 | \$2,654,529 |
| Public Safety | 7,460,995 | 7,079,621 | 6,670,266 | 6,477,785 | 6,415,843 |
| Public Works and Sanitation | 5,437,488 | 5,184,297 | 5,056,298 | 4,859,388 | 4,404,290 |
| Community Services | 1,609,994 | 1,589,415 | 996,622 | 1,008,313 | 1,021,797 |
| Library | 644,232 | 598,311 | 544,144 | 519,584 | 504,373 |
| Human Services | 161,055 | 150,205 | 129,105 | 125,050 | 359,398 |
| Education | 35,105,285 | 33,601,816 | 32,079,943 | 30,760,300 | 29,322,527 |
| County Tax | 2,327,224 | 2,276,680 | 2,371,747 | 2,404,874 | 2,416,154 |
| Debt Service | 2,876,224 | 2,691,752 | 2,073,709 | 1,836,876 | 2,185,227 |
| Capital Outlays | 345,000 | 195,000 | 78,000 | 138,000 | 1,559,734 |
| Miscellaneous | 390,000 | 30,000 | 487,813 | 572,381 | 773,727 |
| TOTAL EXPENDITURES | \$59,919,553 | \$56,797,377 | \$53,411,227 | \$51,499,052 | \$51,617,599 |

Source: Town of York Annual Financial Information and Operating Data for Fiscal Year 2019, March 17, 2020, <https://www.yorkmaine.org/DocumentCenter/View/3633/Town-of-York-Annual-Operating-Information-as-of-June-30-2019>

Table 4 shows actual revenues and expenditures for FY16-FY19, which are relatively closely aligned with budgeted amounts. For FY16-FY19, general property taxes have consistently accounted for approximately 87%-88% of total revenues. Education makes up the largest share of expenses, accounting for approximately 56%-57% in FY16-FY19. The Town has typically maintained an excess of revenue compared to expenditures, ranging from approximately \$155,000 in FY16 to \$1.6M in FY19.

Table 4. Town of York Actual Revenues and Expenditures, FY16-FY19

| | 2019 | 2018 | 2017 | 2016 |
|---|---------------------|---------------------|---------------------|---------------------|
| REVENUES | | | | |
| General Property Taxes | \$52,789,098 | \$50,084,571 | \$48,882,362 | \$46,707,059 |
| Intergovernmental | 5,417,530 | 4,678,764 | 3,952,673 | 3,768,047 |
| Charges for Services | 1,365,245 | 1,502,948 | 1,191,165 | 1,492,103 |
| Licenses, Permits and Fees | 366,879 | 358,332 | 341,560 | 344,087 |
| Miscellaneous | 1,063,085 | 728,402 | 767,312 | 543,126 |
| TOTAL REVENUES | \$61,001,837 | \$57,353,017 | \$55,135,072 | \$52,854,422 |
| EXPENDITURES | | | | |
| General Government | \$3,707,710 | \$3,337,936 | \$2,705,084 | \$2,555,702 |
| Public Safety | 7,102,089 | 6,850,308 | 6,920,792 | 6,267,085 |
| Public Works and Sanitation | 5,145,868 | 4,961,712 | 4,885,059 | 4,546,829 |
| Parks and Recreation | 1,781,465 | 1,648,310 | 1,214,516 | 1,108,466 |
| Education | 33,249,980 | 31,894,786 | 30,739,322 | 29,268,336 |
| Maine PERS on-behalf payments | 2,418,743 | 2,360,082 | 1,931,612 | 1,868,480 |
| County Tax | 2,276,680 | 2,426,202 | 2,398,830 | 2,416,154 |
| Unclassified | 758,980 | 672,591 | 481,941 | 1,331,175 |
| Debt Service | 2,583,823 | 1,915,728 | 1,597,720 | 1,827,755 |
| Capital Outlay | 375,502 | 1,149,787 | 314,384 | 1,509,421 |
| TOTAL EXPENDITURES | \$59,400,840 | \$57,217,442 | \$54,087,653 | \$52,699,403 |
| EXCESS OF REVENUES OVER (UNDER) EXPENDITURES | 1,600,997 | 135,575 | 1,047,419 | 155,019 |

Source: Town of York Annual Financial Information and Operating Data for Fiscal Year 2019, March 17, 2020, <https://www.yorkmaine.org/DocumentCenter/View/3633/Town-of-York-Annual-Operating-Information-as-of-June-30-2019>

Capital Items Funding

York's Home Rule Charter requires that the Selectboard and Budget Committee annually prepare a non-binding Five-Year Capital Program (CP), which is the Town's version of a Capital Investment Plan and Capital Improvement Program (CIP), and to present the CP for voter adoption. York has done this since 1991. The CP not only addresses the maintenance and replacement of existing assets, it also looks ahead to future needs, projects, and mandates. Since it is impossible to have perfect vision into the future, the out years are a best guess at given information and serve as a multi-year planning framework to help ensure thoughtful decision making.⁶ Voter approval of the CP does not directly authorize public spending because each requested purchase in the first year of the CP is then subject to individual approval or rejection by the voters.

⁶ Town of York Draft FY23-27 Capital Program



As of September 14, 2015, the York Selectboard uses a definition of “capital” from an adopted Selectmen’s Policy, as follows:

Capital, in terms of the Capital Program, is defined as: land of any size or cost; any equipment, building, facility, or infrastructure that costs more than \$20,000, and provides a useful life of 3 or more years or is built into a building or facility; and all licensed motor vehicles. This shall apply to any item, as defined above, whether purchased, leased or otherwise financed.⁷

Each year the voters are asked to approve the Capital Budget (capital expenditures). The Capital Budget contains well-developed, concrete proposals and is offered with relative certainty because it reflects matters that will be brought directly to the voters at the next Budget Referendum.

The Draft Fiscal Year 2023-2027 5-Year Capital Program is included at the end of this section. This CP will be on the ballot in the May 2022 referendum.

Capital Spending History

York voters have authorized warrant articles in excess of \$82M in the past 17 years (Table 5). Adjusted for inflation, the total value of spending is about \$95M in 2021 dollars. A total of 281 warrant articles were presented to voters, of which 265 (94%) were approved. There have been no capital articles defeated in the past five budget referenda.⁸

In the six years of FY2016-22, an analysis of capital authorizations by department (Table 6) shows that the School Department received almost 41% of the total of \$38,431,000 for those years, with the Department of Public Works receiving 38%. Approximately 55% of funding allocations were for properties with another 22.5% for roads, bridges, and utilities (Table 7).

⁷ Town of York Draft FY23-27 Capital Program

⁸ Ibid.



Table 5. Seventeen Year Capital Spending History, FY06-FY22

| Referendum Date | FY | # Capital Ballot Articles | # Capital Ballot Articles Approved | Annual Sum of Approved Capital Articles | CPI-W (each May) | % Increase in Annual CPI-W (May) | Inflation-Adjusted Annual Sum of Approved Capital Articles (2021 dollars) |
|-----------------|-------|---------------------------|------------------------------------|---|------------------|----------------------------------|---|
| May-05 | 2006 | 30 | 24 | 1,173,932 | 190.000 | | 1,628,750 |
| May-06 | 2007 | 23 | 20 | 2,365,057 | 198.200 | 4.3% | 3,145,597 |
| May-07 | 2008 | 4 | 3 | 668,500 | 203.661 | 2.8% | 865,284 |
| May-08 | 2009 | 8 | 7 | 5,172,425 | 212.788 | 4.5% | 6,407,849 |
| May-09 | 2010 | 13 | 13 | 7,386,022 | 208.774 | -1.9% | 9,326,085 |
| May-10 | 2011 | 19 | 18 | 5,103,893 | 214.124 | 2.6% | 6,283,497 |
| May-11 | 2012 | 4 | 4 | 12,293,569 | 222.954 | 4.1% | 14,535,430 |
| May-12 | 2013 | 16 | 16 | 4,727,006 | 226.600 | 1.6% | 5,499,098 |
| May-13 | 2014 | 13 | 12 | 3,033,652 | 229.399 | 1.2% | 3,486,097 |
| May-14 | 2015 | 11 | 11 | 2,166,415 | 234.216 | 2.1% | 2,438,318 |
| May-15 | 2016 | 16 | 16 | 12,082,000 | 232.908 | -0.6% | 13,674,756 |
| May-16 | 2017 | 29 | 26 | 4,111,000 | 234.436 | 0.7% | 4,622,622 |
| May-17 | 2018* | 15 | 15 | 3,456,000 | 238.609 | 1.8% | 3,818,142 |
| May-18 | 2019 | 18 | 18 | 4,692,000 | 245.770 | 3.0% | 5,032,622 |
| May-19 | 2020 | 23 | 23 | 4,067,000 | 249.871 | 1.7% | 4,290,654 |
| Jul-20 | 2021 | 21 | 21 | 5,089,000 | 249.521 | -0.1% | 5,376,387 |
| May-21 | 2022 | 18 | 18 | 4,934,000 | 263.612 | 5.6% | 4,934,000 |
| | | 281 | 265 | 82,521,471 | Overall | 38.7% | 95,365,187 |

* There were two Budget Referenda in FY18. There was also a Special Budget Referendum in FY19 but voters rejected a proposed land purchase so there was no impact on spending.

Source: Town of York Draft FY23-27 Capital Program, November 19, 2021

Table 6. Capital Authorizations by Department, FY16-FY22

| | |
|------------------------------|--------------|
| Total for Code Enforcement | \$20,000 |
| Total for Finance Dept. | \$45,000 |
| Added for Both Fire Depts. | \$200,000 |
| Total for Bond Financing | \$340,000 |
| Total For York Village Fire | \$749,000 |
| Total for Town IT | \$815,000 |
| Total for York Beach Fire | \$990,000 |
| Total for Police Department | \$1,795,000 |
| Total for Parks & Recreation | \$3,199,000 |
| Total for Public Works | \$14,603,000 |
| Total for School Dept. | \$15,675,000 |
| | \$38,431,000 |

Source: Town of York Draft FY23-27 Capital Program, November 19, 2021

Table 7. Capital Authorizations by Funding Category, FY16-FY22

| | |
|--|--------------|
| Total for Bond Financing | \$340,000 |
| Total for Equipment | \$3,209,000 |
| Total for Vehicles | \$5,486,000 |
| Total for Roads, Bridges and Utilities | \$8,280,000 |
| Total for Properties | \$21,116,000 |
| | \$38,431,000 |

Source: Town of York Draft FY23-27 Capital Program, November 19, 2021

The Draft FY23-27 Capital Program Table (Appendix B2) identifies upcoming capital requests by year along with the associated department, cost, category, and finance method. Top-ranked upcoming capital items for FY23 include:

- 1) Town Hall Renovation & Expansion
- 2) York Community Auditorium AV System
- 3) Police hybrid vehicles (sell or trade old vehicle)
- 4) Refurbish Engine 1 (2006 Fire Truck)
- 5) Security and safety upgrades for multiple facilities
- 6) Sea wall reconstruction phase 4
- 7) Patrol Plow Truck (sell or trade 2011 truck)
- 8) Community Center – design and location study
- 9) York High School HVAC controls upgrades
- 10) Nubble Road reconstruction with sidewalks and drainage

The Town of York Draft FY23-27 Capital Program (Appendix B2) includes summaries of all FY23-FY27 capital requests by funding mechanism, project category, department, vehicle, and property. It also includes an analysis of the anticipated cost impacts and mil rate impact for all expenditures that hit the general fund in each of the fiscal years through FY27.

Recent Changes to State Requirements for Carrying Forward Unallocated Fund Balances

Since 2005, Section 15689-B(6) of Title 20-A has required school units to use unallocated fund balances in excess of 3% of the prior fiscal year’s budget to reduce the state and local share of Essential Programs and Services (EPS) allocation for purposes of computing state subsidy. The statute, however, includes a broad exception that allows school units to instead carry forward unallocated fund balances in excess of 3% and use those funds for school purposes during the next three years.

A new law effective October 2021 changes the allowable amount of unallocated fund balance from 3% to 5% of the prior year’s budget. In addition, for fiscal years 2021-22, 2022-23, 2023-24, and 2024-25 only, that percentage is increased to 9%. Funds raised for education must be expended for education. Fund balance can also be used to reduce the amount raised locally for the schools through the budget process.⁹

⁹ Correspondence with York School Department, January 2022.

Means of Funding Capital Items

“Pay-as-you-go” - 100% Current Year Financing

The “pay-as-you-go” method of funding capital improvements is the equivalent of paying cash, with the local property tax the usual revenue source. Thus, only projects a community can afford in a given year are funded. York routinely uses this approach to fund many of the capital improvements identified in its annual CP. The “pay-as-you-go” approach ensures the maximum cost of projects undertaken does not exceed the Town’s willingness and ability to pay. However, it can foster postponement of “minor” capital item purchases that can result in greater future costs. It also does not work well for expensive projects because of the significant one-year impact on the tax rate.

“Pay-as-you-use” - Debt Financing

This debt financing approach typically involves issuing bonds to pay for capital improvements. The cost of the improvement and debt interest are calculated in the debt repayment schedule, which is typically spread out in even increments over a specified period of time, usually from five to 20 years. This approach enables a community to use a capital improvement while it is paying for it, thereby avoiding a large municipal expenditure in a single year. It also offers predictability to the municipal budgeting process, since the annual amount needed to pay for the capital item(s) is known. Disadvantages to this approach include payment of interest on the bond amount, costs associated with issuing a bond, and the fact that the annual debt payment amount must be repaid, regardless of a community's financial ability to make the payment in any given year.

Low Interest Loans

Low interest loans are often available for infrastructure financing, development of affordable housing, and similar types of projects.

Impact Fees

The capital costs to provide new infrastructure to meet service demands caused by new development can be partly financed through the assessment of an impact fee. An impact fee can only be used to pay for capital items and not for replacement or maintenance costs. Impact fees are not a panacea to pay the cost of all new infrastructure needs. The amount of the fee must be carefully calculated to reflect only the amount of demand caused by the new development, and the Town must strictly administer the fees collected.

Exactions

The Town of York Planning Board routinely requires applicants for new projects to construct the needed infrastructure to serve their project and to upgrade off-site facilities to meet new demands associated with their development. The common word for this requirement is an exaction.

Fund Balances and Reserve Funds

The fund balance is the municipal equivalent of a savings plan. When the Town exceeds the recommended fund balance, the Selectboard can choose to apply excess unassigned fund balance to purchase capital. In addition, the School Committee can choose to apply their fund balance to purchase capital. York has long used fund balances to aid in the purchase of equipment and other capital improvements that have a known service life. This practice can greatly benefit from an overall facilities maintenance and improvements plan and schedule to help the Town manage its tax rate.



Dedicated Reserve Fund

A dedicated reserve fund involves setting aside user fees collected for a specific service to pay for capital facility improvements. York currently uses this approach at its boat harbor; a percentage of the fees collected for harbor services is dedicated to harbor improvements. This is sound fiscal policy and warrants further exploration to determine if this approach can be applied for other programs, including tourism related costs and user fees.

Capital Improvement Districts & Special Assessments

Capital improvement districts allow the Town to obtain monies from the direct beneficiaries of the improvement to pay the cost to construct needed improvements. The York Water District and York Sewer District routinely use this approach to fund the cost of public water and public sewer extensions. The Town government has not established specific capital improvement districts because of questions regarding the legality of this approach. In the late 1970's the Town assessed property owners on Airport Drive the cost to construct road and drainage improvements. The State Supreme Court subsequently ruled local governments like York could not use this approach. The Town abandoned its plans to upgrade Nicole Road using the same approach.

Grants

There are grant programs and cost-sharing funds available to York through state and federal agencies that can reduce the municipal fiscal burden of undertaking certain capital improvements. The Town does not currently employ or specifically allot staff time to pursue grant applications and manage oversight of the grants, often choosing instead to partner with other organizations who pursue the grants. Reconsideration of this may be necessary in the future, particularly but not solely regarding larger state and federal climate change funding and finance opportunities for infrastructure improvements that may require municipal entities as the leads for grants.

Donations

Donations of funds, equipment, or property by an individual, corporation, or foundation are rarely major or consistent methods of financing capital improvements, but they are important sources that have greatly benefited the community. Many of the Town's most cherished areas, such as Steedman Woods, Goodrich Park, Ellis Park, and Hartley Mason Park, were either donated to the Town or are managed by non-profit entities for public use. Smaller scale projects have also occurred because of the generosity of donors and volunteers. The role of the Town should be to continue encouraging private donations that benefit the public and to acknowledge the efforts of those who contribute.

Enterprise Funds

The Town operates a number of enterprise funds that are designed to be mostly self-sustaining through user fees and grants. All funds are designed to maintain some activity or capital assets and are not intended to amass a large net revenue position. Enterprise funds in York include:

- Mt. Agamenticus Enterprise Fund
- Recreation Enterprise Fund
- Sohier Park Enterprise Fund
- Senior Center Enterprise Fund
- Grant House Upstairs Apartment
- Outside Duty account

Tax Increment Financing (TIF) District

A tax increment financing district in the York Beach area was established in 2006 with the tax increment to be used for the betterment of public infrastructure within the district. In FY10, the first year of the implementation, \$113,928 in new tax increment was collected and \$15,000 was expended in planning and design services. For FY11 through FY15, there was a reduction in valuation and no tax increment was generated, but approximately \$34,000 was expended on engineering and related expenses and \$30,000 was expended on infrastructure from the accumulated fund balance. In FY16, \$1,824 in new tax increment was collected resulting in a fund balance of \$15,662. In FY17, there was a reduction in valuation and no tax increment was generated. In FY18, the tax increment generated totaled \$118,729.¹⁰

The 2021 TIF Financing Plan did not generate any income; there was a higher percentage increase in building values in the Town as a whole compared to the percent increase in building values in the TIF district.¹¹ While the TIF district in York Beach has not worked as originally planned, the Town may wish to continue to consider tax increment financing as a possible method to fund future public infrastructure improvements in other areas of town.

Bonding

The Town may borrow money to finance its Capital Program, other capital assets, and economic development activities. The Town's ability to achieve the lowest possible financing costs is tied directly to its fiscal management, including the existence and adherence to formal fiscal policies.¹² The Town of York Debt Management Policy, enacted in 2017, provides the Town with guidelines and information to manage debt levels by evaluating the need for capital investment against the capacity to pay for financing the costs of meeting that need.

As of 2019, the Town of York's Equalized State Valuation was \$4,752,100,000. The 15% debt limit was \$712,815,000. As of June 30, 2019, the Town's long-term debt outstanding was approximately \$36,373,000 or 0.77% of the 2019 Equalized State Valuation (Table 8).¹³ The Town's Standard and Poor's bond rating has historically been very good and remains at AAA as of 2021.¹⁴

¹⁰ Town of York 2018 Audited Financial Statements.

¹¹ Town of York 2021 Assessors Report to the Board of Selectmen.

¹² Town of York Debt Management Policy, July 10, 2017.

¹³ Town of York Annual Financial Information and Operating Data for Fiscal Year 2019, March 17, 2020, <https://www.yorkmaine.org/DocumentCenter/View/3633/Town-of-York-Annual-Operating-Information-as-of-June-30-2019>

¹⁴ Town of York.

Table 8. Ratio of Bonded Debt to Equalized State Valuation and Per Capita Debt Ratios FY2010-2019

| Fiscal Yr. End June 30, | Population | Equalized State Valuation (000) | Assessed Valuation (000) | Total G.O. Debt (000) | G.O. Debt as % Eq. Val. | Debt Per Capita |
|-------------------------|------------|---------------------------------|--------------------------|-----------------------|-------------------------|-----------------|
| 2019 | 12,577 | \$4,752,100 | \$4,620,795 | \$36,373 | 0.77% | \$2,892.03 |
| 2018 | 12,777 | 4,473,800 | 4,445,463 | 37,033 | 0.83 | 2,898.41 |
| 2017 | 12,777 | 4,267,300 | 4,268,495 | 36,994 | 0.87 | 2,895.36 |
| 2016 | 12,529 | 4,039,100 | 4,078,219 | 34,506 | 0.85 | 2,754.01 |
| 2015 | 12,529 | 3,976,700 | 3,964,520 | 25,557 | 0.64 | 1,858.25 |
| 2014 | 12,529 | 3,967,100 | 3,915,251 | 28,640 | 0.73 | 2,285.98 |
| 2013 | 12,529 | 3,885,750 | 3,855,034 | 29,971 | 0.78 | 2,392.13 |
| 2012 | 12,529 | 3,928,900 | 3,849,714 | 30,927 | 0.80 | 2,468.43 |
| 2011 | 12,529 | 4,040,700 | 3,909,591 | 28,641 | 0.73 | 2,285.98 |
| 2010 | 12,529 | 4,164,050 | 3,967,061 | 22,323 | 0.56 | 1,781.71 |

Source: Town of York Annual Financial Information and Operating Data for Fiscal Year 2019, March 17, 2020, <https://www.yorkmaine.org/DocumentCenter/View/3633/Town-of-York-Annual-Operating-Information-as-of-June-30-2019>

Regional Collaboration

York has a number of regional collaborations that allow the Town to benefit from sharing capital investments and other costs with neighboring communities. Examples include:

York Emergency Communications Center

Emergency calls are responded to, and routed through, the York Police Department’s Communications Center. The York Emergency Communications Center is the regional Public Safety Answering Point (PSAP) for the communities of York, Kittery, Eliot, Ogunquit, Wells, and Kennebunkport. As a regional PSAP center, York’s dispatchers receive and transfer all Emergency 9-1-1 calls (E 9-1-1) for the previously listed communities. As a regional PSAP center, the Town has contracts with other towns for its services, providing additional revenue to cover costs of the center. Discussions about regionalization are ongoing with other towns. York has been actively seeking partnerships with other agencies because consolidation and additional regionalization are the future for communication centers in Maine.

Fire Services

The Town of York has two Fire Departments covering different geographic areas – York Village Fire Department and York Beach Fire Department. York’s fire departments also work collaboratively with neighboring communities’ fire departments and regional and state emergency services. The two fire departments are engaged in an ongoing planning process exploring collaboration efforts for the next decade. This planning effort will be completed in June 2022.

Stormwater Management

Stormwater management is recognized as an issue best addressed on a regional level, particularly for smaller communities. York is a member of the Southern Maine Stormwater Working Group (SMSWG), which includes the communities of York, Kittery, Eliot, Berwick, and South Berwick, working collaboratively to protect stormwater from pollution. The five towns are each subject to the *2013-2018 General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4s)*, which was administratively continued until 7/1/2021 (Permit Year 8).



Parks & Recreation

Parks & Recreation Department actively partners with other Town departments, including the Police Department and DPW, and several regional and non-profit organizations for conservation, management, and maintenance of conserved lands. The department has also partnered with neighboring communities, such as the Town of Kittery, for recreational programming, as well as with private recreational facilities (see Appendix A3: Natural Resources Current Conditions and Appendix A7: Recreation Current Conditions).

Water

The York Water District has interconnections with both the Kittery Water District and Kennebunk, Kennebunkport and Wells Water District. 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. The three water districts have discussed regionalization but for the time being partnering and cooperative approaches have been adequate.



B2 DRAFT FY23-27 Capital Program Including the FY23 Capital Budget (November 19, 2021) and FY23-FY27 Capital Program Table (November 18, 2021)

To be presented at the May 2022 Budget Referendum



**FY23 to FY27 Capital Program
Including the
FY23 Capital Budget**

To be presented at the May 2022 Budget Referendum

Prepared by the

Town Manager & Capital Planning Committee

Presented to the Board of Selectmen in November 2021

Presented to the Budget Committee in January 2022

INTRODUCTION

The Town of York Home Rule Charter requires annual preparation of a 5-year Capital Program (reference: Article II, Town Meetings; Section 9, Capital Program). It is the responsibility of the Town Manager to prepare the Capital Program and submit it to the Board of Selectmen. It is then considered by the Budget Committee, which conducts public hearings on the matter. Finally, it is submitted to the voters for consideration at the annual Budget Referendum. Approval or rejection of the Program does not affect actual public spending because each requested purchase in the first year of the Program is subject to individual approval or rejection by the voters.

Here is the key terminology consistent with the Town of York Home Rule Charter:

- **Capital Budget** – the set of capital requests that will be presented on the ballot at the upcoming Budget Referendum, with each request having its own ballot question.
- **Capital Program** – the anticipated set of capital requests for the coming 5 year period, to be presented at the upcoming Budget Referendum.

Each year the voters are asked to approve capital expenditures (the Capital Budget) and a multi-year, non-binding spending plan (the Capital Program). The Capital Budget contains well-developed proposals and is offered with relative certainty because it reflects matters that will be brought directly to the voters at the next Budget Referendum. These are concrete proposals. This Capital Program contains the anticipated future capital purchases based on information available at the time. It is impossible, however, to have perfect vision into the future and therefore the out years are simply a best guess given information in hand at this time. Significant changes are likely in each of the out years as circumstances change, new information is obtained, and policy-making bodies change. Ideally, all new capital projects are introduced in the fifth year as it is added to the Capital Program annually, though in reality there is much variation from this ideal sequence. Ultimately, the voters will decide what is funded and the multi-year program is simply a planning framework to help ensure thoughtful decision-making.

The remainder of this document is broken into 4 parts. The first section provides the definition of capital. The second section contains an overview of past capital spending. The third section highlights policy objectives for capital acquisitions and spending. The fourth section contains the appendices, which are the actual substance of the Capital Budget and Capital Program.

DEFINITION OF CAPITAL

As of September 14, 2015, the Board of Selectmen defined capital through an adopted Selectmen's Policy, as follows:

Capital, in terms of the Capital Program, is defined as: land of any size or cost; any equipment, building, facility, or infrastructure that costs more than \$20,000, and provides a useful life of 3 or more years or is built into a building or facility; and all licensed motor vehicles. This shall apply to any item, as defined above, whether purchased, leased or otherwise financed.

One other important characteristic of capital is that each proposed acquisition is presented individually to the voters for consideration. Such votes differ from operating budget votes in that a "no" vote results in zero funding, whereas a "no" vote on an operating budget request causes the funding to revert to the prior year's amount. It should also be noted that some proposals can have funding mechanisms that don't require tax dollars to be raised and appropriated, but these will still be treated as capital requests and still require voter approval or rejection.

CAPITAL SPENDING HISTORY

Voters of the Town have authorized warrant articles in excess of \$82M in the past 17 years. Adjusted for inflation, the total value of spending is about \$95M in 2021 dollars. A total of 281 warrant articles were presented to voters, of which 265 (94%) were approved. There have been no capital articles defeated in the past 5 budget referenda. (See Table One)

TABLE ONE: 17 Year Capital Spending History

| Referendum Date | FY | # Capital Ballot Articles | # Capital Ballot Articles Approved | Annual Sum of Approved Capital Articles | CPI-W (each May) | % Increase in Annual CPI-W (May) | Inflation-Adjusted Annual Sum of Approved Capital Articles (2021 dollars) |
|-----------------|-------|---------------------------|------------------------------------|---|------------------|----------------------------------|---|
| May-05 | 2006 | 30 | 24 | 1,173,932 | 190.000 | | 1,628,750 |
| May-06 | 2007 | 23 | 20 | 2,365,057 | 198.200 | 4.3% | 3,145,597 |
| May-07 | 2008 | 4 | 3 | 668,500 | 203.661 | 2.8% | 865,284 |
| May-08 | 2009 | 8 | 7 | 5,172,425 | 212.788 | 4.5% | 6,407,849 |
| May-09 | 2010 | 13 | 13 | 7,386,022 | 208.774 | -1.9% | 9,326,085 |
| May-10 | 2011 | 19 | 18 | 5,103,893 | 214.124 | 2.6% | 6,283,497 |
| May-11 | 2012 | 4 | 4 | 12,293,569 | 222.954 | 4.1% | 14,535,430 |
| May-12 | 2013 | 16 | 16 | 4,727,006 | 226.600 | 1.6% | 5,499,098 |
| May-13 | 2014 | 13 | 12 | 3,033,652 | 229.399 | 1.2% | 3,486,097 |
| May-14 | 2015 | 11 | 11 | 2,166,415 | 234.216 | 2.1% | 2,438,318 |
| May-15 | 2016 | 16 | 16 | 12,082,000 | 232.908 | -0.6% | 13,674,756 |
| May-16 | 2017 | 29 | 26 | 4,111,000 | 234.436 | 0.7% | 4,622,622 |
| May-17 | 2018* | 15 | 15 | 3,456,000 | 238.609 | 1.8% | 3,818,142 |
| May-18 | 2019 | 18 | 18 | 4,692,000 | 245.770 | 3.0% | 5,032,622 |
| May-19 | 2020 | 23 | 23 | 4,067,000 | 249.871 | 1.7% | 4,290,654 |
| Jul-20 | 2021 | 21 | 21 | 5,089,000 | 249.521 | -0.1% | 5,376,387 |
| May-21 | 2022 | 18 | 18 | 4,934,000 | 263.612 | 5.6% | 4,934,000 |
| | | 281 | 265 | 82,521,471 | <i>Overall</i> | <i>38.7%</i> | 95,365,187 |

* There were two Budget Referenda in FY18. There was also a Special Budget Referendum in FY19 but voters rejected a proposed land purchase so there was no impact on spending.

TOWN OF YORK, MAINE

More detailed information was analyzed for capital spending in the past 7 years. Total spending in this timeframe is presented both by Department and by Expense Category. (See Tables Two and Three)

TABLE TWO: Capital Authorizations by Department, FY16-FY22

| | |
|------------------------------|--------------|
| Total for Code Enforcement | \$20,000 |
| Total for Finance Dept. | \$45,000 |
| Added for Both Fire Depts. | \$200,000 |
| Total for Bond Financing | \$340,000 |
| Total For York Village Fire | \$749,000 |
| Total for Town IT | \$815,000 |
| Total for York Beach Fire | \$990,000 |
| Total for Police Department | \$1,795,000 |
| Total for Parks & Recreation | \$3,199,000 |
| Total for Public Works | \$14,603,000 |
| Total for School Dept. | \$15,675,000 |
| | \$38,431,000 |

TABLE THREE: Capital Authorizations by Funding Category, FY16-FY22

| | |
|--|--------------|
| Total for Bond Financing | \$340,000 |
| Total for Equipment | \$3,209,000 |
| Total for Vehicles | \$5,486,000 |
| Total for Roads, Bridges and Utilities | \$8,280,000 |
| Total for Properties | \$21,116,000 |
| | \$38,431,000 |

NOTE: The terms of 17 years and 7 years for the three tables above were used simply because of ready availability of data.

CAPITAL PROGRAM

The true substance of the Capital Program is contained in the Capital Program Table and associated tables.

Capital Program Table. The FY23-27 Capital Program Table identifies capital spending by year, along with a variety of other information to allow analysis of patterns. Please see **FY23-FY27 Capital Program Table**. Note: this is a separate document.

Funding Mechanism Table. This table shows the funding source for capital acquisitions for each fiscal year. (See Table Four)

TABLE FOUR: Capital Requests by Funding Mechanism, FY23-FY27

| Funding Mechanism | FY23 | FY24 | FY25 | FY26 | FY27 | Totals |
|-----------------------------|-------------------|-------------------|-------------------|------------------|------------------|-------------------|
| Bond - Tax Exempt - School | 0 | 280,000 | 3,150,000 | 472,000 | 900,000 | 4,802,000 |
| General Fund - School | 0 | 52,000 | 53,000 | 79,000 | 83,000 | 267,000 |
| School Fund Balance | 853,000 | 0 | 0 | 0 | 0 | 853,000 |
| Bond - Tax Exempt - Town | 9,086,000 | 4,453,000 | 18,585,000 | 3,250,000 | 755,000 | 36,129,000 |
| Bond - Taxable - Town | 0 | 5,000,000 | 0 | 0 | 2,250,000 | 7,250,000 |
| General Fund - Town | 754,000 | 962,000 | 1,075,000 | 1,202,000 | 1,310,000 | 5,303,000 |
| Harbor Funds | 0 | 0 | 0 | 200,000 | 0 | 200,000 |
| Sohier Park Enterprise Fund | 51,800 | 0 | 20,000 | 0 | 0 | 71,800 |
| Totals: | 10,744,800 | 10,747,000 | 22,883,000 | 5,203,000 | 5,298,000 | 54,875,800 |

Spending by Project Category. This table shows the categories of capital acquisitions for each fiscal year. (See Table Five)

TABLE FIVE: Capital Requests by Project Category, FY23-27

| Project Category | FY23 | FY24 | FY25 | FY26 | FY27 | Totals |
|----------------------------|-------------------|-------------------|-------------------|------------------|------------------|-------------------|
| Properties | 7,821,800 | 1,280,000 | 18,755,000 | 1,347,000 | 3,178,000 | 32,381,800 |
| Roads, Bridges & Utilities | 1,825,000 | 8,255,000 | 2,025,000 | 3,000,000 | 1,160,000 | 16,265,000 |
| Vehicles | 798,000 | 827,000 | 1,858,000 | 666,000 | 710,000 | 4,859,000 |
| Equipment | 300,000 | 385,000 | 245,000 | 190,000 | 250,000 | 1,370,000 |
| Totals: | 10,744,800 | 10,747,000 | 22,883,000 | 5,203,000 | 5,298,000 | 54,875,800 |

TOWN OF YORK, MAINE

Capital Spending by Department. This table shows the distribution of capital spending by Department for each fiscal year. (See Table Six)

TABLE SIX: Capital Requests by Department, FY23-FY27

| Department | FY23 | FY24 | FY25 | FY26 | FY27 | Totals |
|-----------------------------------|-------------------|-------------------|-------------------|------------------|------------------|-------------------|
| Public Works Dept. | 3,065,000 | 9,825,000 | 2,775,000 | 3,390,000 | 1,625,000 | 20,680,000 |
| Town Manager Dept. | 5,891,000 | 0 | 0 | 0 | 0 | 5,891,000 |
| School Dept. | 853,000 | 332,000 | 3,203,000 | 551,000 | 983,000 | 5,922,000 |
| Parks & Recreation Dept. | 235,800 | 40,000 | 15,155,000 | 707,000 | 2,310,000 | 18,447,800 |
| York Beach Fire Dept. | 60,000 | 25,000 | 1,400,000 | 0 | 0 | 1,485,000 |
| Police Dept. | 185,000 | 300,000 | 160,000 | 330,000 | 130,000 | 1,105,000 |
| Technology | 190,000 | 190,000 | 190,000 | 190,000 | 190,000 | 950,000 |
| York Village Fire Dept. | 265,000 | 0 | 0 | 0 | 0 | 265,000 |
| York Beach and Village Fire Dept. | 0 | 0 | 0 | 0 | 60,000 | 60,000 |
| Code Enforcement Dept. | 0 | 35,000 | 0 | 35,000 | 0 | 70,000 |
| Totals: | 10,744,800 | 10,747,000 | 22,883,000 | 5,203,000 | 5,298,000 | 54,875,800 |

Spending on Vehicles. This table shows spending on vehicles by Department for each fiscal year. (See Table Seven)

TABLE SEVEN: Vehicle Requests by Department, FY23-FY26

| Vehicles | FY23 | FY24 | FY25 | FY26 | FY27 | Totals |
|--------------------------|----------------|----------------|------------------|----------------|----------------|------------------|
| York Beach Fire Dept. | 60,000 | 0 | 1,400,000 | 0 | 0 | 1,460,000 |
| Public Works Dept. | 240,000 | 570,000 | 190,000 | 390,000 | 525,000 | 1,915,000 |
| Police Dept. | 185,000 | 130,000 | 130,000 | 130,000 | 130,000 | 705,000 |
| School Dept. | 0 | 52,000 | 53,000 | 54,000 | 55,000 | 214,000 |
| Parks & Recreation Dept. | 48,000 | 40,000 | 85,000 | 57,000 | 0 | 230,000 |
| York Village Fire Dept. | 265,000 | 0 | 0 | 0 | 0 | 265,000 |
| Code Enforcement Dept. | 0 | 35,000 | 0 | 35,000 | 0 | 70,000 |
| Totals: | 798,000 | 827,000 | 1,858,000 | 666,000 | 710,000 | 4,859,000 |

TOWN OF YORK, MAINE

Spending on Properties. This table identifies investments by property location for each fiscal year. (See Table Eight)

TABLE EIGHT: Capital Requests by Property, FY23-FY27

| Properties | FY23 | FY24 | FY25 | FY26 | FY27 | Totals |
|------------------------------------|------------------|------------------|-------------------|------------------|------------------|-------------------|
| Bog Road Fields | 0 | 0 | 0 | 650,000 | 0 | 650,000 |
| Center for Active Living | 0 | 0 | 0 | 0 | 2,000,000 | 2,000,000 |
| Community Center (Location t.b.d.) | 100,000 | 0 | 15,000,000 | 0 | 0 | 15,100,000 |
| DPW - Multiple Facilities | 0 | 0 | 60,000 | 0 | 0 | 60,000 |
| Goodrich Park | 36,000 | 0 | 0 | 0 | 0 | 36,000 |
| Long Sands Beach Seawall | 1,000,000 | 1,000,000 | 500,000 | 0 | 0 | 2,500,000 |
| Mount A | 0 | 0 | 25,000 | 0 | 250,000 | 275,000 |
| Schools - CRES | 243,000 | 0 | 0 | 0 | 0 | 243,000 |
| Schools - Multiple Facilities | 265,000 | 0 | 0 | 0 | 0 | 265,000 |
| Schools - VES | 0 | 280,000 | 150,000 | 25,000 | 0 | 455,000 |
| Schools - YHS | 235,000 | 0 | 3,000,000 | 472,000 | 400,000 | 4,107,000 |
| Schools - YMS | 0 | 0 | 0 | 0 | 528,000 | 528,000 |
| Sohier Park | 51,800 | 0 | 20,000 | 0 | 0 | 71,800 |
| Town Dock #1 | 0 | 0 | 0 | 200,000 | 0 | 200,000 |
| Town Hall | 5,891,000 | 0 | 0 | 0 | 0 | 5,891,000 |
| Totals: | 7,821,800 | 1,280,000 | 18,755,000 | 1,347,000 | 3,178,000 | 32,381,800 |

TOWN OF YORK, MAINE

Cost Impact Analysis. This table shows the anticipated costs impacts and mil rate impact for all expenditures that hit the general fund in each of the fiscal years through FY27. (See Table Nine)

TABLE NINE: Cost Impact, FY22-FY27

| Impact of Capital Expenditures | | FY22 | FY23 | FY24 | FY25 | FY26 | FY27 |
|---------------------------------------|--|-------------|-------------|-------------|-------------|-------------|-------------|
| Town | Existing Bond Payments | \$2,342,315 | \$3,124,695 | \$2,865,036 | \$2,662,618 | \$2,500,226 | \$2,324,462 |
| | New Tax-Exempt Bond Payments | \$0 | \$0 | \$701,431 | \$1,095,003 | \$2,348,216 | \$2,674,617 |
| | New Taxable Bond Payments | \$0 | \$0 | \$0 | \$390,000 | \$383,000 | \$376,000 |
| | Capital Paid with Current \$ | \$415,000 | \$754,000 | \$962,000 | \$1,075,000 | \$1,202,000 | \$1,310,000 |
| | Subtotal | \$2,757,315 | \$3,878,695 | \$4,528,467 | \$5,222,621 | \$6,433,442 | \$6,685,079 |
| | Annual Increase (\$) | n.a. | \$1,121,380 | \$649,772 | \$694,154 | \$1,210,820 | \$251,637 |
| | Percent of mil rate attributed to capital spending * | 4% | 6% | 7% | 8% | 10% | 10% |
| Impact of Increase on mil rate (¢) ** | n.a. | \$0.17 | \$0.10 | \$0.10 | \$0.18 | \$0.04 | |
| School | Existing Bond Payments | \$1,763,039 | \$1,884,144 | \$1,785,453 | \$1,621,621 | \$1,556,963 | \$1,493,574 |
| | New Tax-Exempt Bond Payments | \$0 | \$0 | \$0 | \$33,040 | \$254,236 | \$328,658 |
| | New Taxable Bond Payments | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | Capital Paid with Current \$ | \$0 | \$0 | \$52,000 | \$53,000 | \$79,000 | \$83,000 |
| | Subtotal | \$1,763,039 | \$1,884,144 | \$1,837,453 | \$1,707,661 | \$1,890,199 | \$1,905,232 |
| | Annual Increase (\$) | n.a. | \$121,105 | -\$46,691 | -\$129,792 | \$182,538 | \$15,033 |
| | Percent of mil rate attributed to capital spending * | 3% | 3% | 3% | 3% | 3% | 3% |
| Impact of Increase on mil rate (¢) * | n.a. | \$0.02 | -\$0.01 | -\$0.02 | \$0.03 | \$0.00 | |
| Total | Existing Bond Payments | \$4,105,354 | \$5,008,839 | \$4,650,489 | \$4,284,239 | \$4,057,189 | \$3,818,036 |
| | New Tax-Exempt Bond Payments | \$0 | \$0 | \$701,431 | \$1,128,043 | \$2,602,452 | \$3,003,275 |
| | New Taxable Bond Payments | \$0 | \$0 | \$0 | \$390,000 | \$383,000 | \$376,000 |
| | Capital Paid with Current \$ | \$415,000 | \$754,000 | \$1,014,000 | \$1,128,000 | \$1,281,000 | \$1,393,000 |
| | Subtotal | \$4,520,354 | \$5,762,839 | \$6,365,920 | \$6,930,282 | \$8,323,641 | \$8,590,311 |
| | Annual Increase (\$) | n.a. | \$1,242,485 | \$603,081 | \$564,362 | \$1,393,358 | \$266,670 |
| | Percent of mil rate attributed to capital spending * | 7% | 9% | 10% | 10% | 13% | 13% |
| Impact of Increase on mil rate (¢) * | n.a. | \$0.19 | \$0.09 | \$0.08 | \$0.21 | \$0.04 | |

* Based on FY22 mil rate of \$9.95 per thousand of taxable value.

** Based on the assumption that \$66,500 of spending impacts the mil rate by 1 ¢ as was the case in FY22.

Capital Request Write-Ups. Materials received that relate to each FY23 Capital Budget request are attached in the PDF version of this document.

FY23 - FY27 Capital Program Table

DRAFT: November 18, 2021

Based on review of Capital Planning Committee on November 4th, and updated with initial guidance from the Board of Selectmen on November 15th.

Assumed Interest rate, tax-exempt bond: **1.8%**
 Assumed Interest rate, taxable bond: **2.8%**

| Item | FY | Department | T or S | Category | Cost | Finance Method | Notes | Years Financed | Rank | Financed Cost | Cost of Financing | FY | | | | | |
|---|----|------------------|--------|----------------------------|--------------|------------------------|------------------------------------|----------------|------|---------------|-------------------|---------|---------|---------|---------|---------|---------|
| | | | | | | | | | | | | FY23 | FY24 | FY25 | FY26 | FY27 | FY28 |
| Town Hall Renovation & Expansion | 23 | TM Dept. | Town | Properties | \$5,891,000 | bond | Town Hall | 20 | 1 | \$7,004,399 | \$1,113,399 | 0 | 400,588 | 395,286 | 389,984 | 384,682 | 379,380 |
| AV System - York Comm. Auditorium | 23 | School | School | Equipment | \$50,000 | School Fund Balance | Schools - YHS | - | 2 | - | - | 50,000 | 0 | 0 | 0 | 0 | 0 |
| Police Hybrid Vehicles (sell or trade old vehicle) | 23 | Police | Town | Vehicles | \$130,000 | general fund - town | | - | 3 | - | - | 130,000 | 0 | 0 | 0 | 0 | 0 |
| Refurbish Engine 1 - 2006 Fire Truck | 23 | Fire - Beach | Town | Vehicles | \$60,000 | general fund - town | | - | 4 | - | - | 60,000 | 0 | 0 | 0 | 0 | 0 |
| Security & Safety Upgrades - Multiple Facilities | 23 | School | School | Properties | \$265,000 | School Fund Balance | Schools - Multiple Facilities | - | 5 | - | - | 265,000 | 0 | 0 | 0 | 0 | 0 |
| Sea Wall Reconstruction - Phase 4 | 23 | Public Works | Town | Properties | \$1,000,000 | bond | Long Sands Beach | 20 | 6 | \$1,189,000 | \$189,000 | 0 | 68,000 | 67,100 | 66,200 | 65,300 | 64,400 |
| Patrol Plow Truck (sell or trade 2011 truck) | 23 | Public Works | Town | Vehicles | \$190,000 | general fund - town | | - | 7 | - | - | 190,000 | 0 | 0 | 0 | 0 | 0 |
| Community Center - Design and Location Study | 23 | Parks & Rec | Town | Properties | \$100,000 | general fund - town | Community Center (Location t.b.d.) | - | 8 | - | - | 100,000 | 0 | 0 | 0 | 0 | 0 |
| YHS HVAC Controls Upgrades | 23 | School | School | Properties | \$235,000 | School Fund Balance | Schools - YHS | - | 9 | - | - | 235,000 | 0 | 0 | 0 | 0 | 0 |
| Nubble Road Reconstruction with Sidewalks & Drainage | 23 | Public Works | Town | Roads, Bridges & Utilities | \$200,000 | bond | | 10 | 10 | \$219,800 | \$19,800 | 0 | 23,600 | 23,240 | 22,880 | 22,520 | 22,160 |
| Heating & Cooling Conversion - Grant House | 23 | Parks & Rec | Town | Properties | \$36,000 | general fund - town | Goodrich Park | - | 11 | - | - | 36,000 | 0 | 0 | 0 | 0 | 0 |
| Capital IT - Refreshes on Network Switches and Network Connectivity Upgrades | 23 | IT | Town | Equipment | \$190,000 | general fund - town | | - | 12 | - | - | 190,000 | 0 | 0 | 0 | 0 | 0 |
| Brush Fire Truck Replacement (sell or trade 2003 Brush Truck) | 23 | Fire - Village | Town | Vehicles | \$265,000 | bond | | 10 | 13 | \$291,235 | \$26,235 | 0 | 31,270 | 30,793 | 30,316 | 29,839 | 29,362 |
| Kubota L235 Tractor Replacement (sell the 1984 tractor) | 23 | Parks & Rec | Town | Vehicles | \$22,000 | general fund - town | | - | 14 | - | - | 22,000 | 0 | 0 | 0 | 0 | 0 |
| Cemetery Maintenance Pick-up Replacement (sell or trade old vehicle) | 23 | Parks & Rec | Town | Vehicles | \$26,000 | general fund - town | | - | 15 | - | - | 26,000 | 0 | 0 | 0 | 0 | 0 |
| Berwick/Ogunquit Road Culvert Replacement | 23 | Public Works | Town | Roads, Bridges & Utilities | \$250,000 | bond | | 10 | 16 | \$274,750 | \$24,750 | 0 | 29,500 | 29,050 | 28,600 | 28,150 | 27,700 |
| CRES Freezer and Cooler | 23 | School | School | Properties | \$103,000 | School Fund Balance | Schools - CRES | 10 | 17 | - | - | 103,000 | 0 | 0 | 0 | 0 | 0 |
| CRES PBX (intercom) (replace 1992 system) | 23 | School | School | Equipment | \$60,000 | School Fund Balance | Schools - CRES | - | 18 | - | - | 60,000 | 0 | 0 | 0 | 0 | 0 |
| CRES Paving | 23 | School | School | Properties | \$140,000 | School Fund Balance | Schools - CRES | - | 19 | - | - | 140,000 | 0 | 0 | 0 | 0 | 0 |
| Road & Sidewalk Construction & Overlay Paving | 23 | Public Works | Town | Roads, Bridges & Utilities | \$1,100,000 | bond | | 15 | 20 | \$1,258,400 | \$158,400 | 0 | 93,133 | 91,813 | 90,493 | 89,173 | 87,853 |
| 25-Ton Trailer Replacement (sell 2001 trailer) | 23 | Public Works | Town | Vehicles | \$50,000 | bond | | 5 | 21 | \$52,700 | \$2,700 | 0 | 10,900 | 10,720 | 10,540 | 10,360 | 10,180 |
| High Street Project | 23 | Public Works | Town | Roads, Bridges & Utilities | \$50,000 | bond | | 10 | 22 | \$54,950 | \$4,950 | 0 | 5,900 | 5,810 | 5,720 | 5,630 | 5,540 |
| Lindsay Road Project | 23 | Public Works | Town | Roads, Bridges & Utilities | \$75,000 | bond | | 10 | 23 | \$82,425 | \$7,425 | 0 | 8,850 | 8,715 | 8,580 | 8,445 | 8,310 |
| Moulton Lane Project | 23 | Public Works | Town | Roads, Bridges & Utilities | \$150,000 | bond | | 10 | 24 | \$164,850 | \$14,850 | 0 | 17,700 | 17,430 | 17,160 | 16,890 | 16,620 |
| 3/4 Ton Pickup Truck - Hybrid, if possible (sell or trade 2005 Chevrolet Silverado) | 23 | Police | Town | Vehicles | \$55,000 | bond | | 5 | 25 | \$57,970 | \$2,970 | 0 | 11,990 | 11,792 | 11,594 | 11,396 | 11,198 |
| Maintain Boat Ramp, Boat House, Stair at Nubble Lighthouse | 23 | Parks & Rec | Town | Properties | \$51,800 | Sohier Park Ent. Funds | Sohier Park | - | 26 | - | - | 0 | 51,800 | 0 | 0 | 0 | 0 |
| Inspection Vehicle Replacement - electric vehicle (sell or trade old vehicle) | 24 | Code Enforcement | Town | Vehicles | \$35,000 | general fund - town | | - | - | - | - | 0 | 35,000 | 0 | 0 | 0 | 0 |
| Cascade System (Re-fill Air Tanks) | 24 | Fire - Beach | Town | Equipment | \$25,000 | general fund - town | | - | - | - | - | 0 | 25,000 | 0 | 0 | 0 | 0 |
| Capital IT | 24 | IT | Town | Equipment | \$190,000 | general fund - town | | - | - | - | - | 0 | 190,000 | 0 | 0 | 0 | 0 |
| F-250 Grounds Maintenance Pick-up Replacement (sell or trade old vehicle) | 24 | Parks & Rec | Town | Vehicles | \$40,000 | general fund - town | | - | - | - | - | 0 | 40,000 | 0 | 0 | 0 | 0 |
| Dispatch Console Radios | 24 | Police | Town | Equipment | \$98,000 | bond | | 5 | - | \$103,292 | \$5,292 | 0 | 0 | 21,364 | 21,011 | 20,658 | 20,306 |
| Watchguard Cameras (5) | 24 | Police | Town | Equipment | \$30,000 | general fund - town | | - | - | - | - | 0 | 30,000 | 0 | 0 | 0 | 0 |
| Replace Vehicle Radar Units (\$28,000) and Replace Message Board Trailer (\$14,000) | 24 | Police | Town | Equipment | \$42,000 | general fund - town | | - | - | - | - | 0 | 42,000 | 0 | 0 | 0 | 0 |
| Police Hybrid Vehicles (sell or trade old vehicle) | 24 | Police | Town | Vehicles | \$130,000 | general fund - town | | - | - | - | - | 0 | 130,000 | 0 | 0 | 0 | 0 |
| Public Sewer Extension North of Spur Road - Construction | 24 | Public Works | Town | Roads, Bridges & Utilities | \$5,000,000 | bond - taxable | | 20 | - | \$6,470,000 | \$1,470,000 | 0 | 0 | 390,000 | 383,000 | 376,000 | 369,000 |
| Chases Pond Road - Cape Neddick River Bridge - Reconstruction | 24 | Public Works | Town | Roads, Bridges & Utilities | \$1,500,000 | bond | | 20 | - | \$1,783,500 | \$283,500 | 0 | 0 | 102,000 | 100,650 | 99,300 | 97,950 |
| Hutchins Lane - Cape Neddick River Bridge - Engineering/Design | 24 | Public Works | Town | Roads, Bridges & Utilities | \$30,000 | general fund - town | | - | - | - | - | 0 | 30,000 | 0 | 0 | 0 | 0 |
| Nubble Road Reconstruction with Sidewalks & Drainage | 24 | Public Works | Town | Roads, Bridges & Utilities | \$200,000 | bond | | 10 | - | \$219,800 | \$19,800 | 0 | 0 | 23,600 | 23,240 | 22,880 | 22,520 |
| Road & Sidewalk Construction & Overlay Paving | 24 | Public Works | Town | Roads, Bridges & Utilities | \$900,000 | bond | | 15 | - | \$1,029,600 | \$129,600 | 0 | 0 | 76,200 | 75,120 | 74,040 | 72,960 |
| Road & Sidewalk Construction & Overlay Paving | 24 | Public Works | Town | Roads, Bridges & Utilities | \$200,000 | general fund - town | | - | - | - | - | 0 | 200,000 | 0 | 0 | 0 | 0 |
| YB to Mount A Trail design and engineering | 24 | Public Works | Town | Roads, Bridges & Utilities | \$50,000 | general fund - town | | - | - | - | - | 0 | 50,000 | 0 | 0 | 0 | 0 |
| F-550 Plow Truck Replacement (sell or trade old truck) | 24 | Public Works | Town | Vehicles | \$130,000 | bond | | 5 | - | \$137,020 | \$7,020 | 0 | 0 | 28,340 | 27,872 | 27,404 | 26,936 |
| Patrol Plow Truck (sell or trade 2012 truck) | 24 | Public Works | Town | Vehicles | \$190,000 | general fund - town | | - | - | - | - | 0 | 190,000 | 0 | 0 | 0 | 0 |
| York Street Project - Phase 1 and Phase 2 | 24 | Public Works | Town | Roads, Bridges & Utilities | \$375,000 | bond | | 10 | - | \$412,125 | \$37,125 | 0 | 0 | 44,250 | 43,575 | 42,900 | 42,225 |
| Sweeper (06) (sell old sweeper for scrap) | 24 | Public Works | Town | Vehicles | \$250,000 | bond | | 10 | - | \$274,750 | \$24,750 | 0 | 0 | 29,500 | 29,050 | 28,600 | 28,150 |
| Sea Wall Reconstruction - Phase 5a | 24 | Public Works | Town | Properties | \$1,000,000 | bond | Long Sands Beach | 20 | - | \$1,294,000 | \$294,000 | 0 | 0 | 78,000 | 76,600 | 75,200 | 73,800 |
| VES Upper Playground including Fitness Area | 24 | School | School | Properties | \$280,000 | bond | Schools - VES | 10 | - | \$307,720 | \$27,720 | 0 | 0 | 33,040 | 32,536 | 32,032 | 31,528 |
| Vehicle Replacement (sell or trade old vehicle) | 24 | School | School | Vehicles | \$52,000 | general fund - school | | - | - | - | - | 0 | 52,000 | 0 | 0 | 0 | 0 |
| Ladder 1 Replacement (trade current Ladder 1 (1989) truck) | 25 | Fire - Beach | Town | Vehicles | \$1,400,000 | bond | | 15 | - | \$1,601,600 | \$201,600 | 0 | 0 | 0 | 118,533 | 116,853 | 115,173 |
| Capital IT | 25 | IT | Town | Equipment | \$190,000 | general fund - town | | - | - | - | - | 0 | 0 | 190,000 | 0 | 0 | 0 |
| Community Center - Construction | 25 | Parks & Rec | Town | Properties | \$15,000,000 | bond | Community Center (Location t.b.d.) | 30 | - | \$20,468,000 | \$5,468,000 | 0 | 0 | 0 | 920,000 | 906,000 | 892,000 |
| Mount A Welcome Center/Lodge/Viewing Tower - design | 25 | Parks & Rec | Town | Properties | \$25,000 | general fund - town | Mount A | - | - | - | - | 0 | 0 | 25,000 | 0 | 0 | 0 |
| Maintenance of Nubble Lighthouse - all buildings on the Island | 25 | Parks & Rec | Town | Properties | \$20,000 | Sohier Park Ent. Funds | Sohier Park | - | - | - | - | 0 | 0 | 20,000 | 0 | 0 | 0 |
| F-250 Rack-body Truck Replacement (sell or trade old vehicle) | 25 | Parks & Rec | Town | Vehicles | \$45,000 | general fund - town | | - | - | - | - | 0 | 0 | 45,000 | 0 | 0 | 0 |
| Sohier Park Van - electric, with Charging Station | 25 | Parks & Rec | Town | Vehicles | \$40,000 | general fund - town | | - | - | - | - | 0 | 0 | 40,000 | 0 | 0 | 0 |
| John Deere 997 72-inch Mower | 25 | Parks & Rec | Town | Equipment | \$25,000 | general fund - town | | - | - | - | - | 0 | 0 | 25,000 | 0 | 0 | 0 |
| Watchguard Cameras (5) | 25 | Police | Town | Equipment | \$30,000 | general fund - town | | - | - | - | - | 0 | 0 | 30,000 | 0 | 0 | 0 |
| Police Hybrid Vehicles (sell or trade old vehicle) | 25 | Police | Town | Vehicles | \$130,000 | general fund - town | | - | - | - | - | 0 | 0 | 130,000 | 0 | 0 | 0 |
| Sea Wall Reconstruction - Phase 5b | 25 | Public Works | Town | Properties | \$500,000 | bond | Long Sands Beach | 20 | - | \$647,000 | \$147,000 | 0 | 0 | 0 | 39,000 | 38,300 | 37,600 |
| Heating & Cooling Conversion - all DPW Facilities | 25 | Public Works | Town | Properties | \$60,000 | bond | DPW - Multiple Facilities | 5 | - | \$63,240 | \$3,240 | 0 | 0 | 0 | 13,080 | 12,864 | 12,648 |
| Bike Lanes on Rural Roads (BOS Request, w/input from Bike/Ped Comm.) | 25 | Public Works | Town | Roads, Bridges & Utilities | \$100,000 | bond | | 5 | - | \$105,400 | \$5,400 | 0 | 0 | 0 | 21,800 | 21,440 | 21,080 |
| Nubble Road Reconstruction with Sidewalks & Drainage | 25 | Public Works | Town | Roads, Bridges & Utilities | \$200,000 | bond | | 10 | - | \$219,800 | \$19,800 | 0 | 0 | 23,600 | 23,240 | 22,880 | |
| Road & Sidewalk Construction & Overlay Paving | 25 | Public Works | Town | Roads, Bridges & Utilities | \$700,000 | bond | | 15 | - | \$800,800 | \$100,800 | 0 | 0 | 0 | 59,267 | 58,427 | 57,587 |
| Road & Sidewalk Construction & Overlay Paving | 25 | Public Works | Town | Roads, Bridges & Utilities | \$400,000 | general fund - town | | - | - | - | - | 0 | 0 | 400,000 | 0 | 0 | 0 |
| Patrol Plow Truck (sell or trade 2013 truck) | 25 | Public Works | Town | Vehicles | \$190,000 | general fund - town | | - | - | - | - | 0 | 0 | 190,000 | 0 | 0 | 0 |
| Long Sands Rd Project - Phase 1 and Phase 2 | 25 | Public Works | Town | Roads, Bridges & Utilities | \$625,000 | bond | | 10 | - | \$686,875 | \$61,875 | 0 | 0 | 0 | 73,750 | 72,625 | 71,500 |
| VES Lower Playground | 25 | School | School | Properties | \$150,000 | bond | Schools - VES | 10 | - | \$164,850 | \$14,850 | 0 | 0 | 0 | 17,700 | 17,430 | 17,160 |
| YHS Upper Field & Track | 25 | School | School | Properties | \$3,000,000 | bond | Schools - YHS | 20 | - | \$3,567,000 | \$567,000 | 0 | 0 | 0 | 204,000 | 201,300 | 198,600 |

| | | | | | | | | | | | | | | | | | |
|---|----|--------------------------|--------|----------------------------|---------------------|-----------------------|----|--------------------------|-------------|-----------|----------|------------------|------------------|------------------|------------------|------------------|------------------|
| Vehicle Replacement (sell or trade old vehicle) | 25 | School | School | Vehicles | \$53,000 | general fund - school | - | - | - | 0 | 0 | 53,000 | 0 | 0 | 0 | | |
| Inspection Vehicle Replacement - electric vehicle (sell or trade old vehicle) | 26 | Code Enforcement | Town | Vehicles | \$35,000 | general fund - town | - | - | - | 0 | 0 | 0 | 35,000 | 0 | 0 | | |
| Capital IT | 26 | IT | Town | Equipment | \$190,000 | general fund - town | - | - | - | 0 | 0 | 0 | 190,000 | 0 | 0 | | |
| Bog Road - Add Pickleball & Basketball Courts | 26 | Parks & Rec | Town | Properties | \$250,000 | bond | | Bog Road Fields | 10 | \$275,200 | \$25,200 | 0 | 0 | 0 | 29,500 | 29,500 | |
| Bog Road - Septic System and Public Toilets | 26 | Parks & Rec | Town | Properties | \$400,000 | bond | | Bog Road Fields | 15 | \$458,080 | \$58,080 | 0 | 0 | 0 | 33,867 | 33,867 | |
| F-550 Plow Truck Replacement (sell or trade old vehicle) | 26 | Parks & Rec | Town | Vehicles | \$57,000 | general fund - town | - | - | - | 0 | 0 | 0 | 57,000 | 0 | 0 | | |
| Replace Floats at Town Dock #1 | 26 | Police | Town | Properties | \$200,000 | Harbor Funds | - | Town Dock #1 | - | - | - | 0 | 0 | 0 | 200,000 | 0 | |
| Police Hybrid Vehicles (sell or trade old vehicle) | 26 | Police | Town | Vehicles | \$130,000 | general fund - town | - | - | - | 0 | 0 | 0 | 130,000 | 0 | 0 | | |
| Airport Drive, Broadway & Willow Drainage Improvement | 26 | Public Works | Town | Roads, Bridges & Utilities | \$1,000,000 | bond | 10 | | \$1,099,000 | \$99,000 | 0 | 0 | 0 | 0 | 118,000 | 116,200 | |
| Backhoe Loader (replacing 05) | 26 | Public Works | Town | Vehicles | \$120,000 | bond | 10 | | \$131,880 | \$11,880 | 0 | 0 | 0 | 0 | 14,160 | 13,944 | |
| Hutchins Lane - Cape Neddick River Bridge - Repairs | 26 | Public Works | Town | Roads, Bridges & Utilities | \$300,000 | bond | 10 | | \$329,700 | \$29,700 | 0 | 0 | 0 | 0 | 35,400 | 34,860 | |
| Nubble Road Reconstruction with Sidewalks & Drainage | 26 | Public Works | Town | Roads, Bridges & Utilities | \$250,000 | bond | 10 | | \$274,750 | \$24,750 | 0 | 0 | 0 | 0 | 29,500 | 29,050 | |
| Road & Sidewalk Construction & Overlay Paving | 26 | Public Works | Town | Roads, Bridges & Utilities | \$500,000 | bond | 15 | | \$572,000 | \$72,000 | 0 | 0 | 0 | 0 | 42,333 | 41,733 | |
| Road & Sidewalk Construction & Overlay Paving | 26 | Public Works | Town | Roads, Bridges & Utilities | \$600,000 | general fund - town | - | - | - | - | - | 0 | 0 | 0 | 600,000 | 0 | |
| Patrol Plow Truck (sell or trade 2014 truck) | 26 | Public Works | Town | Vehicles | \$190,000 | general fund - town | - | - | - | - | - | 0 | 0 | 0 | 190,000 | 0 | |
| Organug Rd Project - Phase 1 and Phase 2 | 26 | Public Works | Town | Roads, Bridges & Utilities | \$350,000 | bond | 10 | | \$384,650 | \$34,650 | 0 | 0 | 0 | 0 | 41,300 | 40,670 | |
| F-350 Support Truck | 26 | Public Works | Town | Vehicles | \$80,000 | bond | 5 | | \$84,320 | \$4,320 | 0 | 0 | 0 | 0 | 17,440 | 17,152 | |
| YHS Fire Separations | 26 | School | School | Properties | \$47,000 | bond | 5 | Schools - YHS | \$49,538 | \$2,538 | 0 | 0 | 0 | 0 | 10,246 | 10,077 | |
| YHS Remodel/Upgrade Home Ec Classroom/Kitchen | 26 | School | School | Properties | \$175,000 | bond | 5 | Schools - YHS | \$184,450 | \$9,450 | 0 | 0 | 0 | 0 | 38,150 | 37,520 | |
| YHS Upgrade/Remodel Kitchen | 26 | School | School | Properties | \$250,000 | bond | 10 | Schools - YHS | \$274,750 | \$24,750 | 0 | 0 | 0 | 0 | 29,500 | 29,050 | |
| VES Sprinkler System Improvements | 26 | School | School | Properties | \$25,000 | general fund - school | - | Schools - VES | - | - | 0 | 0 | 0 | 25,000 | 0 | 0 | |
| Vehicle Replacement (sell or trade old vehicle) | 26 | School | School | Vehicles | \$54,000 | general fund - school | - | - | - | - | 0 | 0 | 0 | 54,000 | 0 | 0 | |
| Cardiac Monitors | 27 | Fire - Beach and Village | Town | Equipment | \$60,000 | bond | 5 | | \$63,240 | \$3,240 | 0 | 0 | 0 | 0 | 0 | 13,080 | |
| Capital IT | 27 | IT | Town | Equipment | \$190,000 | general fund - town | - | - | - | - | - | 0 | 0 | 0 | 190,000 | 0 | |
| Renovate 36 Main Street (Finance with a Taxable Bond) | 27 | Parks & Rec | Town | Properties | \$2,000,000 | bond - taxable | 20 | Center for Active Living | \$2,588,000 | \$588,000 | 0 | 0 | 0 | 0 | 0 | 156,000 | |
| Cliff Walk Repairs | 27 | Parks & Rec | Town | Roads, Bridges & Utilities | \$60,000 | bond | 5 | Cliff Walk | \$63,240 | \$3,240 | 0 | 0 | 0 | 0 | 0 | 13,080 | |
| Mount A Welcome Center/Lodge/Viewing Tower - construction | 27 | Parks & Rec | Town | Properties | \$250,000 | bond - taxable | 10 | Mount A | \$288,500 | \$38,500 | 0 | 0 | 0 | 0 | 0 | 32,000 | |
| Police Hybrid Vehicles (sell or trade old vehicle) | 27 | Police | Town | Vehicles | \$130,000 | general fund - town | - | - | - | - | 0 | 0 | 0 | 0 | 130,000 | 0 | |
| Road & Sidewalk Construction & Overlay Paving | 27 | Public Works | Town | Roads, Bridges & Utilities | \$300,000 | bond | 15 | | \$343,200 | \$43,200 | 0 | 0 | 0 | 0 | 0 | 25,400 | |
| Road & Sidewalk Construction & Overlay Paving | 27 | Public Works | Town | Roads, Bridges & Utilities | \$800,000 | general fund - town | - | - | - | - | 0 | 0 | 0 | 0 | 800,000 | 0 | |
| Patrol Plow Truck (sell or trade 2015 truck) | 27 | Public Works | Town | Vehicles | \$190,000 | general fund - town | - | - | - | - | 0 | 0 | 0 | 0 | 190,000 | 0 | |
| Loader (88) | 27 | Public Works | Town | Vehicles | \$200,000 | bond | 10 | | \$219,800 | \$19,800 | 0 | 0 | 0 | 0 | 0 | 23,600 | |
| F-550 Plow Truck (17) (sell or trade old truck) | 27 | Public Works | Town | Vehicles | \$135,000 | bond | 10 | | \$148,365 | \$13,365 | 0 | 0 | 0 | 0 | 0 | 15,930 | |
| Field House Infrastructure | 27 | School | School | Properties | \$400,000 | bond | 10 | Schools - YHS | \$439,600 | \$39,600 | 0 | 0 | 0 | 0 | 0 | 47,200 | |
| Fire system upgrade panel, devices and coverage | 27 | School | School | Properties | \$28,000 | general fund - school | - | Schools - YMS | - | - | 0 | 0 | 0 | 0 | 28,000 | 0 | |
| YMS Roof | 27 | School | School | Properties | \$500,000 | bond | 10 | Schools - YMS | \$549,500 | \$49,500 | 0 | 0 | 0 | 0 | 0 | 59,000 | |
| Vehicle Replacement (sell or trade old vehicle) | 27 | School | School | Vehicles | \$55,000 | general fund - school | - | - | - | - | 0 | 0 | 0 | 0 | 55,000 | 0 | |
| | | | | Total | \$54,875,800 | | | | | | | 1,607,000 | 1,767,231 | 2,666,043 | 4,466,452 | 4,772,275 | 3,713,219 |
| | | | | Annual Average | \$10,975,160 | | | | | | | FY23 | FY24 | FY25 | FY26 | FY27 | FY28 |

Changes made following the November 8th version:

- 1 Restored the FY28 payments column, which had been mistakenly deleted. This corrected the "cost of financing" numbers for all bond-funded expenditures.
- 2 Corrected the timeframe for financed payments, some of which were not properly adjusted when projects were advanced or delayed.

Changes made to the November 18th version:

- 1 Added Community Center Design & Location Study, FY23, \$100,000, general fund-town, new #8 priority. Was previously in FY27.
- 2 Added Community Center Construction, FY25, \$15,000,000, bonded for 30 years. This is a new addition to the Capital Program.
- 3 Reduced the bonded cost of Town Hall from \$6,500,000 to \$5,891,000 and reduced the term of the bond from 30 to 20 years. It's not good practice to have multiple bond projects with 30 year terms. Need to authorize use of Fund Bal. to cover owner contingency.
- 4 Delayed renovation of 36 Main Street (Center for Active Living) from FY26 to FY27. This reinforces the priority given to the Community Center.
- 5 Deleted road reconstruction for Kingsbury Lane. This had been in FY27. New information indicates this is not a Town road. The matter will be on a future agenda for the Board of Selectmen.
- 6 Delay and slow the rate at which the Town will shift road paving costs from 100% bonded to 100% paid with current year funds. Now to begin in FY24 instead of FY23, and proceeding in \$200,000 increments.
- 7 Changed the interest rates based on current information from the Town's Financial Advisor. Tax-exempt bond rate dropped from 2% to 1.8%, and taxable bond rate dropped from 3% to 2.8%. These are reasonable guesses at this time.
- 8 Various formula corrections, formatting, sorting, etc.



Future Land Use Background

To inform the discussion around the Town of York's 2006 Growth Area map and potential modifications that would align with the Town's updated 2022 Comprehensive Plan goals and strategies, this additional land use and growth data and other information was provided for further planning context.

This appendix includes additional information about...

- Trends and projections
- High-value and critical natural resources
- Environmental factors
- Infrastructure factors
- Climate change factors
- Potential for housing
- Potential for commercial uses
- 2022 Future Land Use – additions to 2006 Growth Area

York's Growth Area (2006) and 2022 Future Land Use Map

As part of the 2006 Growth Area description from the amended 1999 Comprehensive Plan, the town was split into two categories – Growth Area and Rural Area. Within those two categories, York established four general categories of zoning districts, including the Village Center zones; Residential zones; Route One zones; and Rural zones. Though not all of the zoning recommendations have been implemented, the 2006 Growth Area boundary includes a vast majority of York's public water and sewer infrastructure, and the Rural Areas contain most of the town's natural resources such as forests, wetlands, and waterbodies. A vast majority of the Watershed surface water protection areas are in the Rural Zone and include portions of the York River Watershed, Cape Neddick River Watershed, and Josias's Brook Watershed.

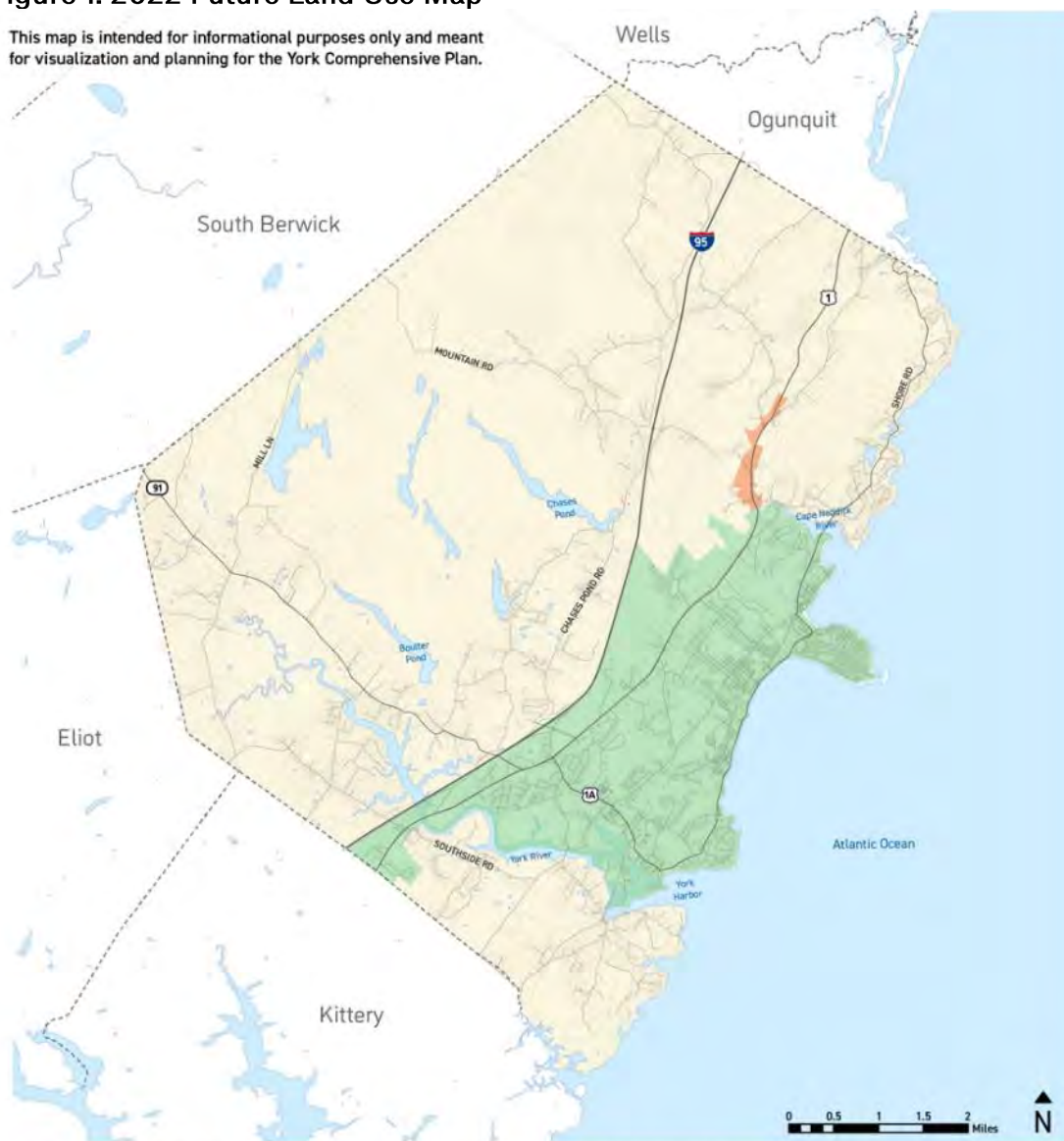
The overall intent of the four general zoning categories was to "...retain the diversity of York's existing development patterns and encourage the desirable elements of such development in managing new growth." The categories were intended to support the activity of the traditional village centers, continue to allow the more densely settled residential areas east of U.S. Route 1, create more nuanced mix of uses, including some larger commercial uses along portions of U.S. Route 1, and retain the rural character outside of the Growth Area, while discouraging sprawl development.




The 2022 Future Land Use Plan and corresponding map (Fig. 1) carries over much of the intent of the 2006 Growth Area with only two minor additions to reflect the current needs and vision for respectful growth.

Figure 1. 2022 Future Land Use Map

This map is intended for informational purposes only and meant for visualization and planning for the York Comprehensive Plan.



Data Sources: Town of York GIS, Town of York OpenData, Maine Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie. The data shown here is for planning purposes only and is not intended for making legal or zoning boundary determinations.

 Growth Area (2022)

"Growth Area" is an area suitable for orderly residential, commercial, industrial, or any combination of those types of development over the next 10 years.

 Transitional Area (2022)

"Transitional area" means an area that is suitable for a share of projected residential, commercial or industrial development at an amount or density less than a growth area but not protected for rural resources at the same level for a rural area.

 Rural Area (2022)

"Rural Area" is a geographic area that is deserving of some level of regulatory protection from unrestricted development to support agriculture, forestry, mining, open space, wildlife habitat, fisheries habitat and scenic lands, and should have development diverted away from it over the next 10 years.



The State of Maine, Title 30-A, §4326.

Growth Management Program Elements requires municipalities to develop a growth management program that includes defined growth and rural areas projected over 10 years.

Growth Area: an area designated as suitable for orderly residential, commercial or industrial development, or any combinations of those types of development, and into which most development projected over 10 years is directed.

Rural Area: a geographic area identified as an area that is deserving of some level of regulatory protection from unrestricted development for purposes that may include, but are not limited to, supporting agriculture, forestry, mining, open space, wildlife habitat, fisheries habitat and scenic lands, and away from which most development projected over 10 years is diverted.

Transitional Area: an area that is suitable for a share of projected residential, commercial or industrial development but that is neither intended to accept the amount or density of development appropriate for a growth area nor intended to provide the level of protection for rural resources afforded in a rural area or critical rural area.

Trends and Projection Estimates

Population Trends

The year-round population of York is estimated to increase from 13,247 in 2021 to 14,697 in 2031.¹ This population increase estimate is based on state projections adjusted to include an anticipated conversion of 25 seasonal units per year to year-round housing units. With these conversions, the total seasonal population (year-round plus seasonal) is expected to increase from an estimated 20,923 in 2021 to 24,018 by 2031² – unless limitations on developable land reduce the rate of seasonal home production. The median age of the town is expected to increase, and the average household size will continue to decrease.

High-Value and Critical Natural Resources and Environmental Factors Development Constraints

The high value of natural resources to the York community and importance of the conservation and protection of those areas was consistently listed as a top priority for the Comprehensive Plan throughout the planning process. The 2006 Growth Area map's rural areas generally capture where the high-value natural resources are in town and other

¹ American Community Survey and Levine Planning Strategies.

² Ibid.



environmental water and soil conditions. To better visualize those resources and conditions, the following analyses culminate in two maps, one that shows the overlap of the town's critical and important natural resources and the second that shows overlay of environmental factors. These two maps together show natural development constraints and reinforce that the areas of York designated as Rural Area in the 2022 Future Land Use map should have additional incentives and requirements for conservation and protection.

Critical and Important Natural Resources

There are critical and important natural resources that should be factored into development viability, such as significant wildlife habitats; rare and exemplary natural communities; rare and endangered plants; habitats of endangered species, threatened species, and species of special concern; riparian zones and water resources; and undeveloped habitat blocks. Maps containing each of these layers can be found in Appendix A3: Natural Resources Current Conditions.

Many of York's natural resources are most valuable because of the interconnected nature of multiple high-value resources over large areas of undeveloped, unfragmented land. Located in York's rural areas, these areas serve important habitat, biodiversity, water quality protection, and carbon sequestration functions (Fig. 2). In this context, widespread development and sprawl can have detrimental impacts to the town's most valuable natural resources.

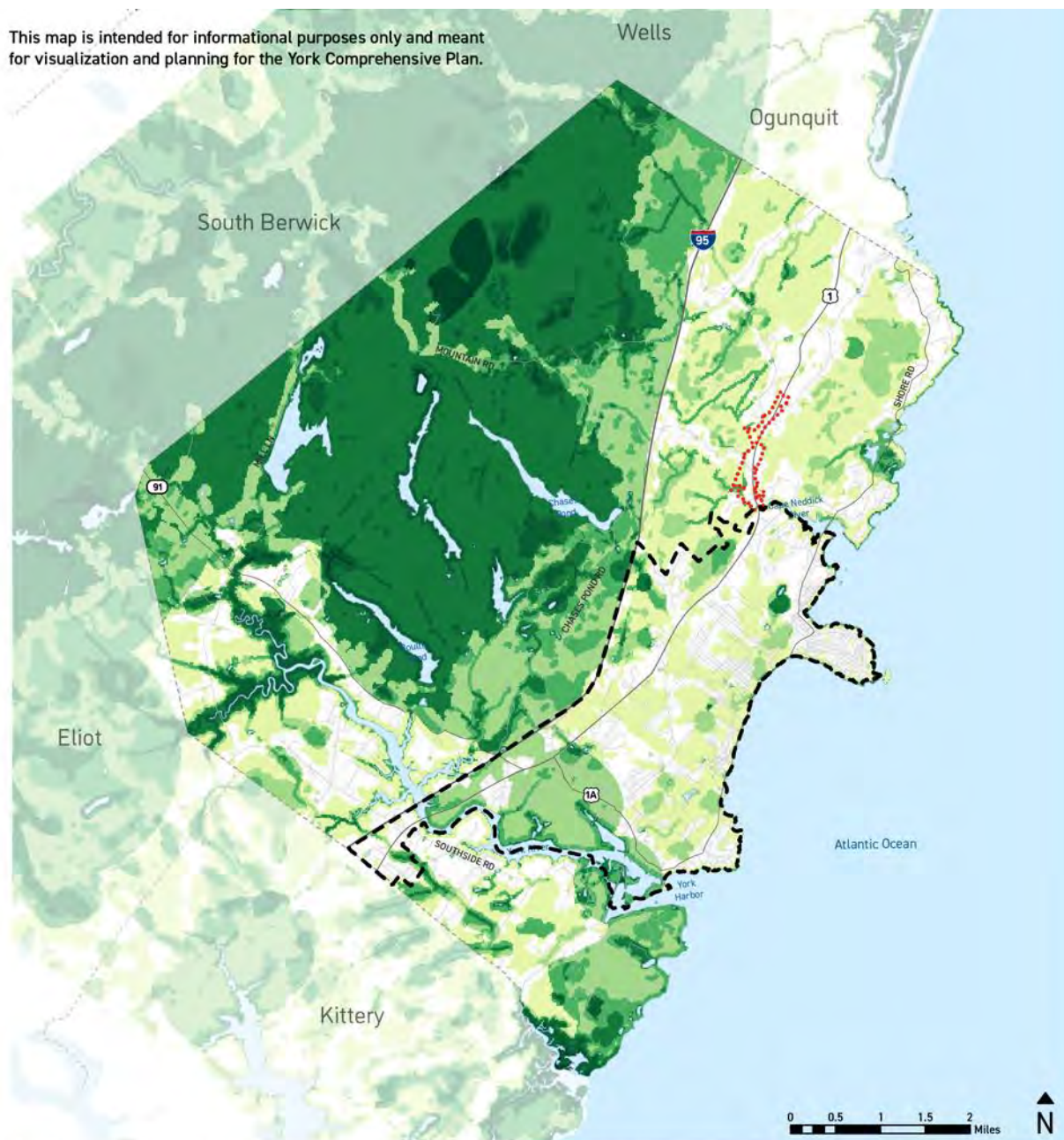
The Beginning with Habitat (BwH) program has compiled and mapped data from state agencies on locations of important habitats and water resources and rated these locations based on the degree of overlap to highlight a given area's relative conservation value. BwH offers a generalized and subjective view to aid in planning and should be considered as a starting point for discussion that includes local conservation organizations on conservation priorities.

While the more than 9,000 acres of conservation land in public or private ownership in York, as well as the Town's regulatory tools, help to minimize impacts of development, analysis of recent construction trends shows that more than half of all development over the past five years has occurred in York's rural areas outside of the 2006 Growth Area (see Appendix A10: Existing Land Use Current Conditions for more information and maps). Both 2006 and 2022 Growth Areas exclude much of the critical natural resources in the rural areas outside of the boundaries. Without any additional policy or regulatory efforts to encourage or require conservation of critical natural resources, it is likely that recent trends will continue.

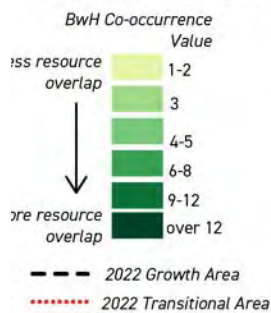


Figure 2. Overlap of Natural Resources

This map is intended for informational purposes only and meant for visualization and planning for the York Comprehensive Plan.



Data Sources: Beginning with Habitat Program, Maine Department of Inland Fisheries and Wildlife, received from Town of York August 30, 2021; Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset. Map created by CivicMoxie.



The Beginning with Habitat Program (BwH) has compiled and mapped data from State agencies on locations of important habitats and water resources and rated these locations based on the degree of overlap to highlight a given area's relative conservation value. It offers a generalized and subjective view to aid in planning and should be considered as a starting point for discussion. Data factored into this map with methodology is listed below (some of the layers listed may not be present on this map).

Rare and Exemplary Natural Communities

- S1 (Critically Imperiled). Value of 4
 - S2 (Imperiled). Value of 4
 - S3 (Rare). Value of 3
 - S4 and S5 with A or B viability (Exemplary). Value of 3
- Rare plants**
- S1 (Endangered). Value of 3
 - S1S2-S2 (Threatened). Value of 2
 - S2S3 - S3 (Special Concern). Value of 1
- Listed Animals**
- Endangered Species (with buffer). Value of 3
 - Threatened Species (with buffer). Value of 2
 - Species of Special Concern (with buffer). Value of 1

Significant Wildlife Habitats

- Shoreland Habitat. Value of 3
- Seabird Nesting Islands. Value of 3
- Essential Wildlife Habitat. Value of 3
- Wading Bird and Waterfowl Habitats (inland and tidal). Value of 2
- Deer Wintering Areas. Value of 1
- Significant Vernal Pools (with 500' buffer). Value of 1
- Atlantic Salmon Habitat. Value of 2
- Heritage Brook Trout Waters. Value of 2
- Shellfish Beds. Value of 1

Riparian Zones and Water Resources

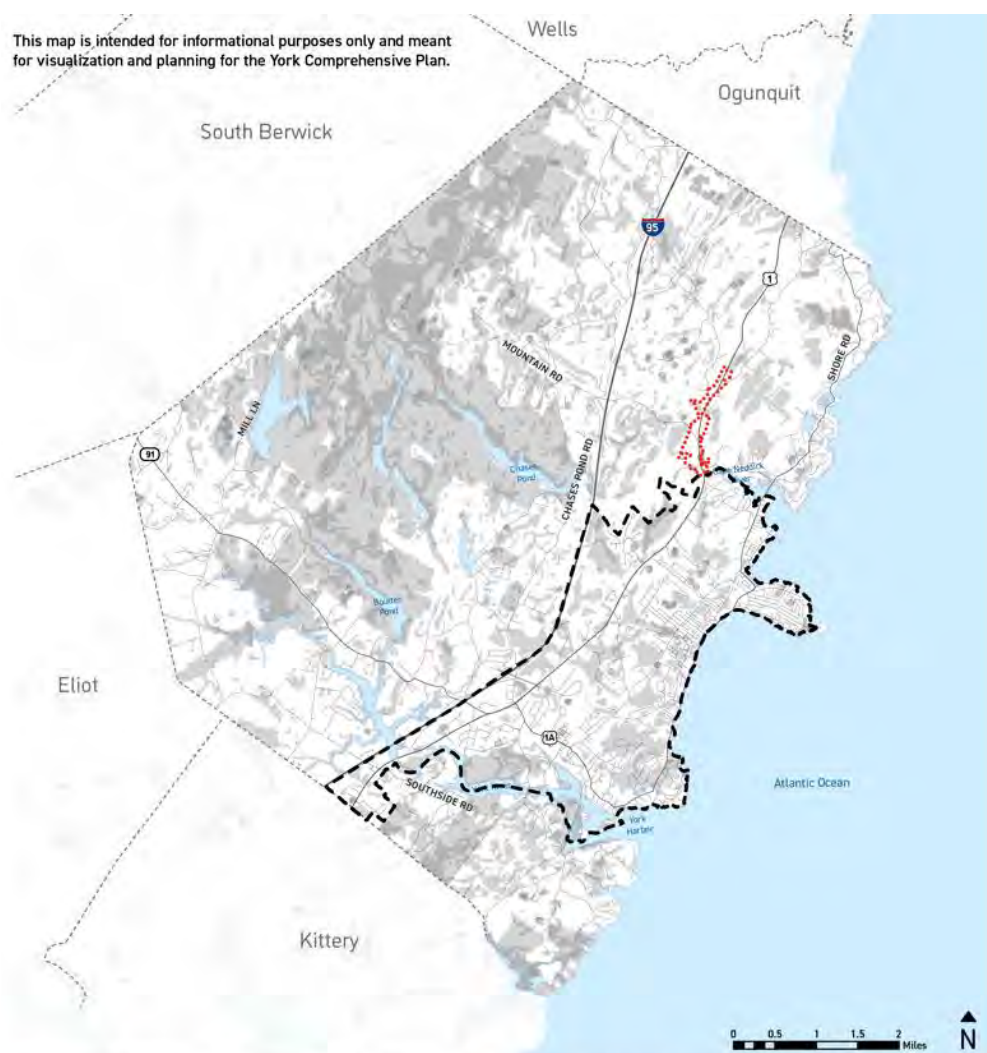
- Tidal waters 250' buffer. Value of 2
 - Great Ponds 250' buffer. Value of 1
 - Rivers 250' buffer. Value of 1
 - Streams 75' buffer. Value of 1
 - Wetlands greater than 10 acres plus 250' buffer. Value of 1
 - Wetlands less than 10 acres plus 75' buffer. Value of 1
 - Groundwater aquifers. Value of 1
- Undeveloped Habitat Blocks**
- Areas over 1200 acres. Value of 3
 - Areas of 600 to 1200 acres. Value of 2
 - Areas of 200 to 600 acres. Value of 1



Environmental Factors

There are environmental features throughout York that factor into development potential and desirability. Physical soils and water-related constraints, including wetlands and hydric soils, vernal pools, conserved lands, and erodible soils on steep slopes are major features. Mapping the locations of these environmental features shows higher concentrations outside of the Growth Area (Fig. 3).

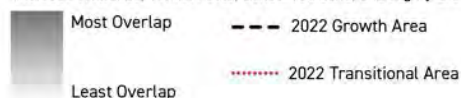
Figure 3. Overlap of Environmental Factors



Data Sources: 2020 Town of York Assessor Data; 2021 National Wetlands Inventory and State of Maine Characterized Wetlands; 2006 Comprehensive Plan Inventory and Analysis Natural Resources Chapter, Natural Resource Conservation Service, 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 Geolibary, USGS National Hydrography Dataset. Map created by CivicMoxie.

Overlap of Environmental Factors

(includes Wetlands, Vernal Pools, Conserved Land, and Highly Erodible Land)



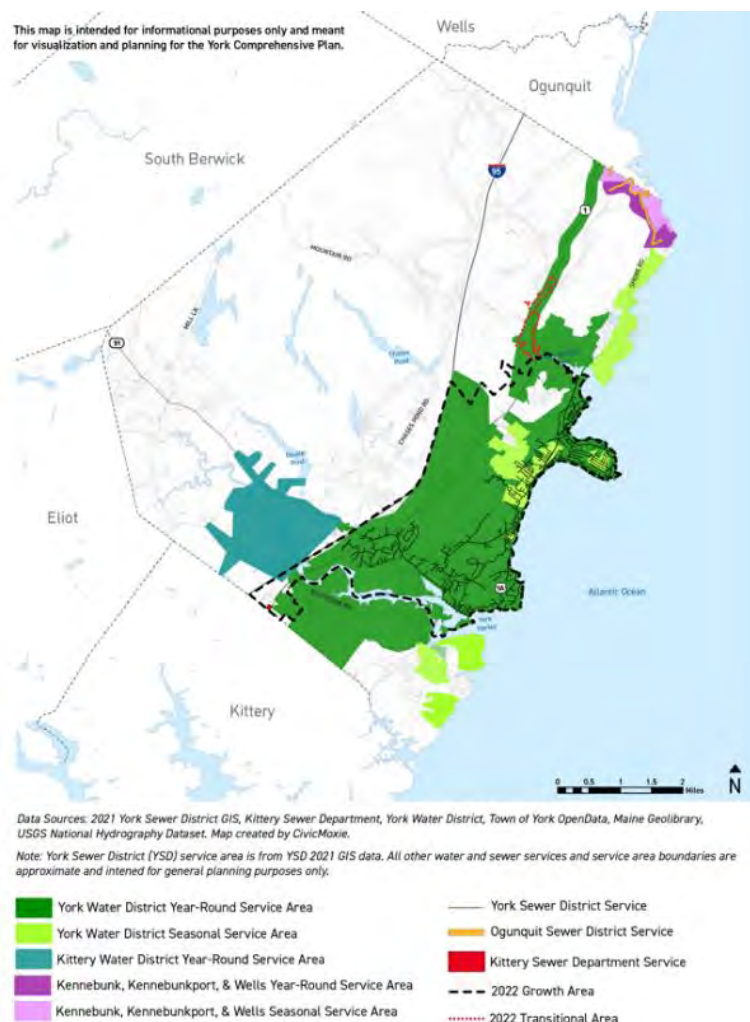


Infrastructure Factors

Public Water and Sewer Services

Access to public water (both year-round and seasonal) and sewer are considered priority and critical factors included in the Town's land policies, zoning, and regulations. The location of public water and sewer access was one of the key factors in determining appropriate areas for the 2006 Growth Area. The 2022 Future Land Use map includes the small addition south towards Kittery that has less full water coverage and no sewer service. The Transitional Area along U.S. Route 1 has more water service but no sewer. Both area additions should be part of continued discussions with York Water District and York Sewer District for any potential future extension of services. Fig. 4 offers a general sense of the public water and sewer service areas in York by provider. A closer search by street or parcel is needed to verify access to both water and sewer, as well as determine if public water is available year-round or seasonally.

Figure 4. Public Water and Sewer Service Areas





Climate Change Factors

The Town's climate planning work of 2021-22 highlighted the risks York faces from climate change, now and in the future decades. Because land use decisions and infrastructure investments are long term – lasting for 30 to 100 years or more – perhaps nowhere is it more important to think of the future than when considering climate change impacts. York is already feeling the changes; sunny day flooding, inundated roadways, and more damaging storms offer a sense of things to come. Key considerations for future land use planning include:

- Protecting critical assets, property, and natural resources from sea level rise (SLR).
- Conserving natural areas that can help mitigate climate change impacts, such as marshlands that can mitigate flooding and rising seas, and tree canopy that can reduce heat island effects on high heat days.
- Conserving high-value carbon storage natural areas to mitigate the town's greenhouse gas emissions.
- Containing sprawl to reduce vehicle miles traveled (and greenhouse gas emissions).

The Maine Climate Council recommends managing and planning for specific SLR scenarios while acknowledging that looking at historical trends cannot help us fully understand future acceleration of SLR. The Council recommends the following scenarios should guide the Town's land use planning and development regulations:

- Manage to an intermediate SLR scenario of 1.5 feet by 2050³
- Manage to an intermediate SLR scenario of 3.9 feet by 2100
- Consider managing to 3 feet SLR by 2050
- Consider managing to 8.8 feet SLR by 2100

Fig. 5 illustrates projected SLR/Storm Surge scenarios in York. These state projections should be used to develop a Coastal Overlay Zone with additional considerations and requirements for buildings and infrastructure development in these areas. In addition, considerations for high-value carbon storage natural areas should be a consideration for land use ordinances in the Rural Areas of York. Maps of these areas can be found in Appendix A3: Natural Resources Current Conditions.

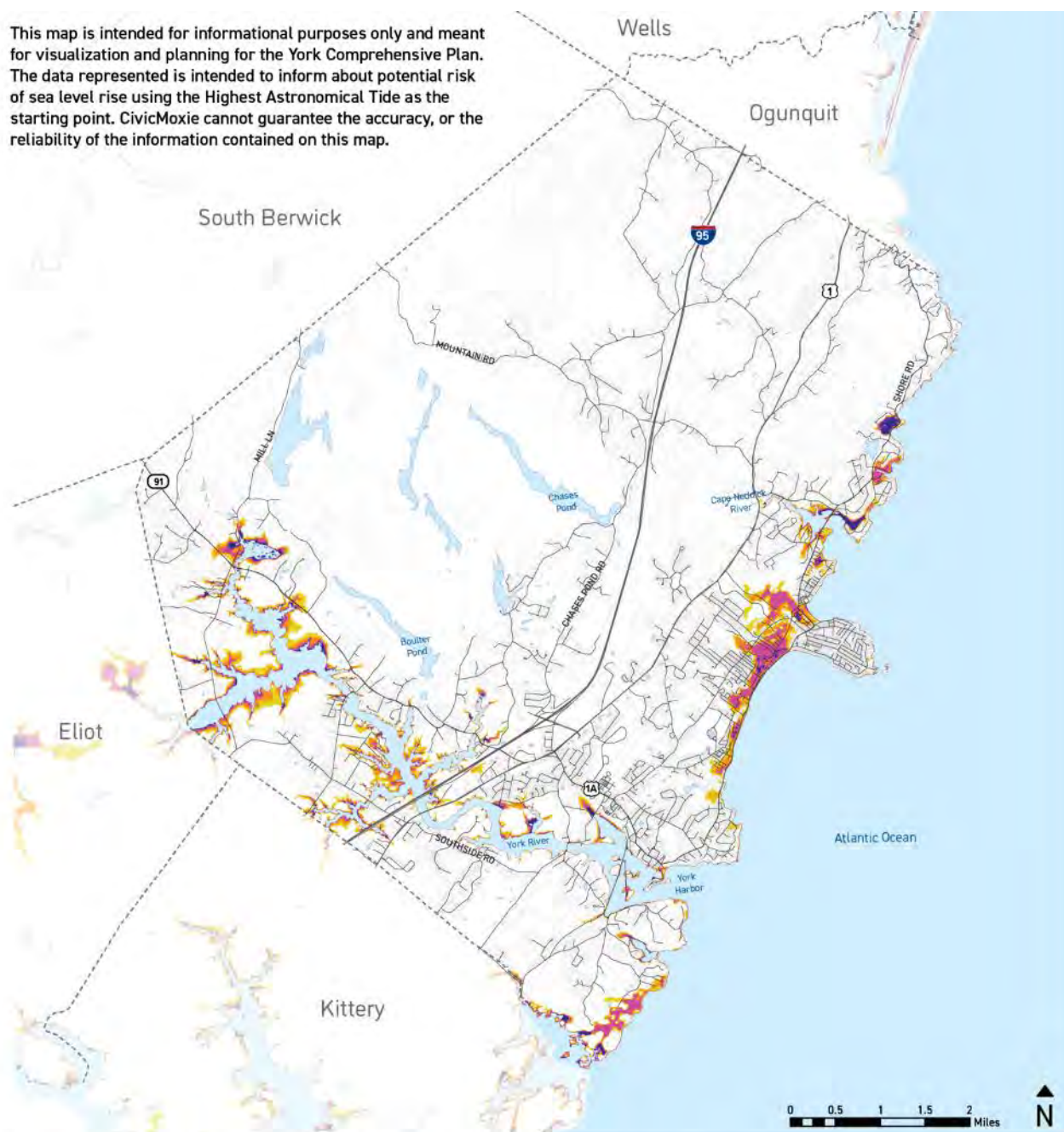
Climate change factors will influence land use decisions and zoning within the 2022 Growth Area boundaries and throughout the town. They should be reflected on a town-wide scale through policies and regulations for development in affected areas.

³ Over baseline year of 2000.






Figure 5. Projected Sea Level Rise and Storm Surge Scenarios in York

This map is intended for informational purposes only and meant for visualization and planning for the York Comprehensive Plan. The data represented is intended to inform about potential risk of sea level rise using the Highest Astronomical Tide as the starting point. CivicMoxie cannot guarantee the accuracy, or the reliability of the information contained on this map.



Data Sources: Maine Geological Survey, Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset. Map created by CivicMoxie. The data shown here is for planning purposes only and is not intended for making legal or zoning boundary determinations.

-  Current Highest Astronomical Tide (HAT)
-  1.5 Feet Above HAT
-  4 Feet Above HAT
-  6 Feet Above HAT
-  9 Feet Above HAT



Can the 2006 Growth Area Accommodate Projected Demand?

Projected Housing Demand

From analysis explained in Appendix A6: Housing Current Conditions, there is likely to be a need for approximately 310 new housing units in York by 2031 (starting with a 2019 base). This translates to an average annual need of 26 new housing units, of which nine would need to be owner-occupied and 17 would need to be rental units to satisfy projected demand. This projected demand for housing is conservative, as it is based on state projections; the assumed household size in these projections is slightly larger than the current York household size of 2.3 people per household. It is possible that demand for housing may be more than these 310 units. Just as important as the projected number of needed units is the anticipated size and type of units needed. The projected minimum need of 310 units may work according to the population numbers projected for York but may not match consumer preference because of a likely desire for smaller housing units by smaller households in the future. A number of these smaller households may be existing York households looking to relocate or downsize in the community. Important to remember is that the Town's preparation for this projected housing need is not a mandate. The market will determine how many units are built; this Plan seeks to encourage new housing units that meet the needs of the current community, which is growing older and will quite likely have increased need for different housing (smaller units, walkable location, accessible, less maintenance, more affordable) than the current housing stock.

Potential for Housing

To provide context for land use development, particularly housing demand in relation to future land use and the 2006 Growth Area, a series of high-level exercises were done to provide an overall scale of how many new potential housing units could be created within that Growth Area on "vacant" parcels (as labelled from 2020 Assessor data).

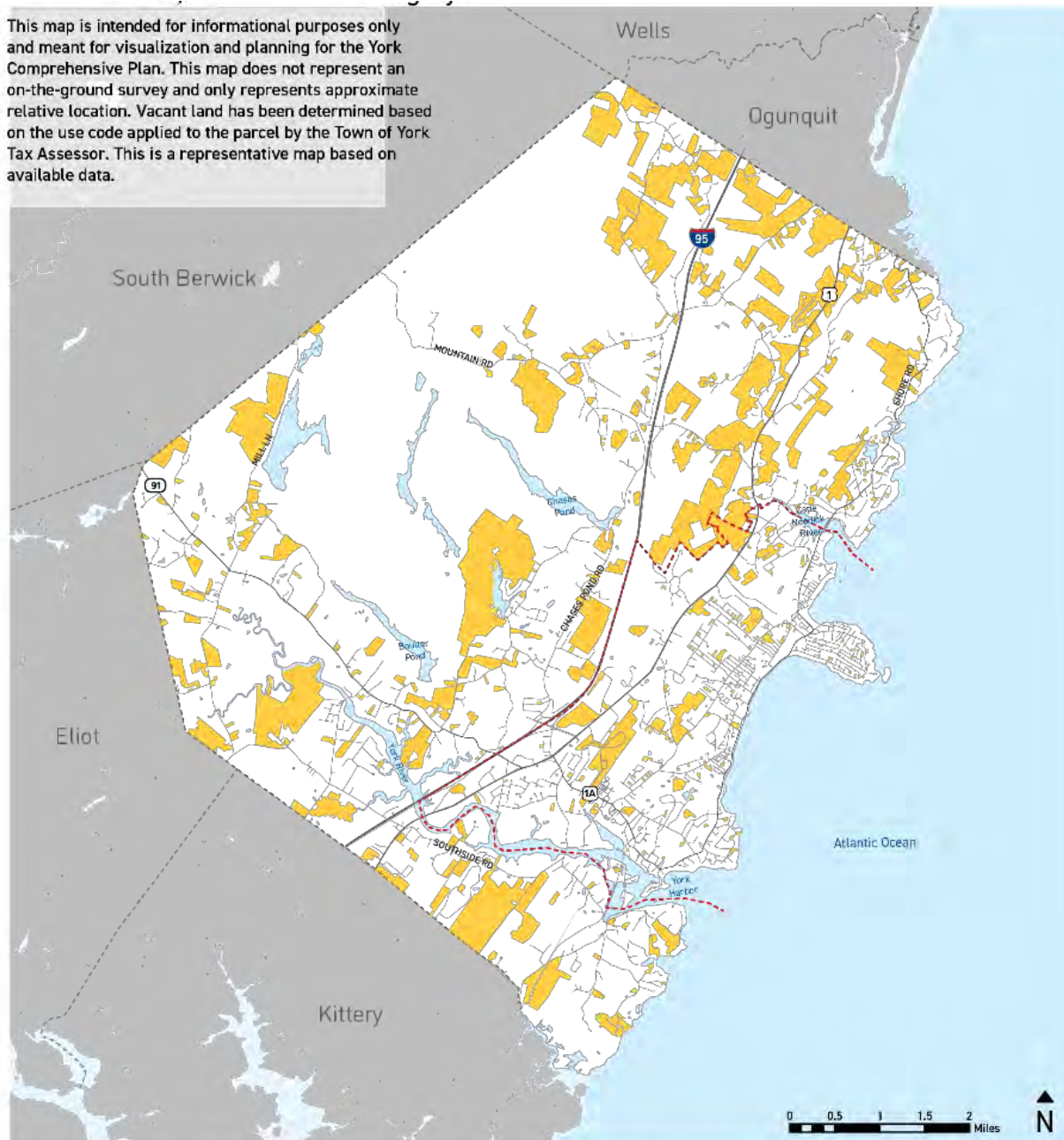
For the purposes of the Comprehensive Planning process, "Vacant" or "Developable" as defined by York Tax Assessor's office applies to any parcel that is not currently developed and does not have a specific constraint that would move it into the "Undevelopable" category. There may be other unknown constraints on parcels in this "vacant" category that would make them difficult or not possible to develop but whose parcel owners have not requested a change in status with the Tax Assessor. There may also be parcels that appear to be vacant but are not labelled as such by the Tax Assessor depending on previous use or simply timing of when changes have been made.



2020 “Vacant” Parcels

The 2006 Growth Area included approximately 5,140 acres of land. From 2020 Town Assessor data, there were over 200 parcels totaling just under 650 acres categorized as ‘Vacant’ within the Growth Area boundary (Fig. 6).

Figure 6. Vacant Parcels as per 2020 Tax Assessor Data



Data Sources: 2020 Town of York Assessors, Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset. Map created by CivicMoxie. The data shown here is for planning purposes only and is not intended for making legal or zoning boundary determinations.

- Vacant Parcels
- 2006 Growth Area



Housing – High-Level Exercise

Minimum Build-Out – Single Family & Permitted Residential Projects

To determine if the approximately 310 units of new housing demand could be accommodated within the 2006 Growth Area, a high-level exercise to determine a base number of potential new housing units was conducted.

Process:

- The starting base data was sourced from the 2020 York Tax Assessor records. Notes were made for specific larger housing developments identified to have been permitted after the 2020 Assessor data was accessed.
- 2020 Tax Assessor data was sorted to include only “vacant” parcels (as previously defined) within the 2006 Growth Area. The data was then sorted by Zoning District.
- Parcels within each Zoning District were then checked for minimum land area requirements, with some districts having two levels – 1) the overall minimum for a parcel without year-round public water or sewer, and 2) the minimum land area requirements if the parcel has year-round public water and sewer (generally a lower square footage).
- Focusing only on parcels that met the minimum land area requirements by each Zoning District, the remaining parcels were then reviewed for possible public year-round water access and sewer availability using the Town’s GIS website data⁴ as a guide.
- Also using the Town’s GIS data Wetlands map, Shoreland Zoning, and FEMA Flood map, the overlap of these areas onto potential parcels was reviewed. Using the maps for visual assessment, only parcels with nearly absolute coverage of wetlands or extreme FEMA flood zone coverage were removed from potential residential analysis on the first pass.

Assumptions:

- This exercise focused on Single Family development and not two-family or multi-family units, using the relevant minimum land areas from the York Zoning Ordinance.
- The first and main constraint was parcel size, then, if applicable for the zoning district, availability of year-round public water and sewer.
- Frontage and setback requirements were not taken into account and the parcel shape was generally not taken into account unless there was an extreme irregularity.
- The presence of wetlands or water body on a parcel or Shoreland Overlay Zoning/ protection or FEMA flood plains did not automatically remove a parcel from consideration unless the wetlands/water body covered almost the entire parcel. Locations and the coverage of

⁴ <https://www.axisgis.com/yorkme/>



wetlands, water body, or Shoreland Overlay protection on a parcel, however, were taken into account if the parcel seemed otherwise able to include some residential development.

- The actual location and coverage of wetlands, waterbodies, or existence of public water or sewer were determined solely by visual estimates using the Town of York's online GIS maps and corresponding data layers (accessed February 2022).
- Projected Sea Level Rise was not accounted for in the exercise.
- While each lot, according to Article 11 of the York Zoning Ordinance, is entitled to up to 4,300 square feet of wetland fill, this level of detail was not captured for the purposes of this exercise.

Of the 210 "vacant"⁵ parcels from 2020 Town Assessor data in the 2006 Growth Area, approximately 60 parcels were conservatively considered potentially developable for residential development based on parcel size, minimum lot size by zoning district, requirements for public water and sewer, and wetlands coverage, but not projected sea level rise. Assuming the minimum lot requirements are per housing unit on the vacant parcels and also including four identified multiple-unit housing projects within the Growth Area permitted after the 2020 Assessor data export (a new subdivision at formerly 53 Rogers Road, the Davis Trust development, York Housing's Moorehouse Place workforce housing development, and the workforce affordable housing development at 7 Hannaford Drive), the potential new housing unit count is over the 310 unit-projected new housing demand within the Growth Area in terms of unit numbers.⁶ When reviewing these projections on need and possible new housing already in the pipeline and possible vacant land development, it is important to understanding the following:

- Not all of the approximately 60 parcels included for the build-out exercises in the Growth Area will be developed.
- These four identified multiple-unit projects within the Growth Area that contribute to the housing unit count have not yet been built and therefore cannot be officially "counted" toward housing supply until construction completion.
- York's household size is decreasing. The discrepancy between household size and typical York housing stock, along with feedback in the Community Survey and at public meetings, indicates that there is a need for different types of housing than what currently exists in York to meet the needs of current residents who wish to age in the community. The full range of these housing types may not be met with current projects in the pipeline or by existing housing stock.
- Creating policies to encourage the types and location of housing desired and needed by the community does not mandate that this housing or growth will occur. They will

⁶ Two proposed additional multi-unit housing developments located outside of the Growth Area (the Gulf Hill subdivision and the Pine Ledge Motel seasonal worker housing) would increase the estimated potential housing to over the minimum projected housing demand through 2031 in terms of number of units.



help York take control over future growth instead of letting growth “happen” to the town in unplanned ways with potential multiple negative consequences (loss of natural areas, mismatch of housing types and prices, increase in traffic congestion, social isolation of older residents, etc.).

- Growth will occur in York with or without a change in policies. It is not possible nor desirable to cut off development completely, and this Plan is about encouraging the kinds of housing that appear to be needed and desired by the community.

In brief, in order to achieve the desired range of housing types and costs, the Town will need to implement strategies in this Comprehensive Plan.

Alternatives to Single Family Housing

The minimum build-out exercise did not take into account housing type or ownership versus rental. Except for the permitted larger multiple-unit development projects mentioned above within the Growth Area, the calculations for residential buildout assumed Single-Family homes.

With a wider range of housing types and price points being a goal of the Comprehensive Plan, in order to meet the needs of an older population, young families, and York’s workforce, another exercise looked at other housing type examples. The examples offered below include:

- Compact Community/Pocket Neighborhood
- Additional Housing Examples within York

Compact Community or Pocket Neighborhood Model

This example is somewhat similar to the “Village Green Design” as described under York’s Workforce Affordable Housing Overlay District (Article 10-F).

Concord Riverwalk, Concord, MA (a nationally recognized model)

“Pocket” neighborhoods are meant to foster a sense of community with smaller homes built with sustainable design and materials that are centered around shared community spaces. Open space is part of this neighborhood model.

Concord Riverwalk includes 13 housing units, ten of which are detached single-family, and three are within two rehabilitated existing buildings. As part of the project, 50% of the site was conserved as open space.

| | |
|------------------|--|
| Built: | 2011 |
| Parcel area: | 161,964 SF (3.7 acres) |
| Open space: | 80,982 SF preserved (50% of total parcel) |
| Number of units: | 13 units (10 new, 3 rehabilitated in two historic buildings) |
| Ownership type: | Condos – 11 are single-family detached style and 2 are attached duplex |

Unit size range: 1,340 square feet to 1,760 square feet
 Each unit: 2- to 3-bedrooms; 2 ½ baths
 Parking: Parking court with 2 spaces per unit – 1 garage bay and 1 surface
 Water/Sewer: Public water; the 3-bdrm units were able to tie into public sewer (near the road) and the other units are on a shared septic system
 Open Space: Shared community spaces, including community garden
 Energy: Designed to achieve Net Zero energy standards



Source: concordriverwalk.com



Aerial of site from Builderonline.com



Site plan rendering from builderonline.com

Potential Parcels in 2006 Growth Area

A high-level review of “vacant” parcels in the 2006 Growth Area that could potentially fit a similar-sized compact community/ pocket neighborhood yielded the following:

Overall, not taking into account a parcel’s zoning district, other dimensional regulations or parcel shape, and site-specific environmental restrictions (except when almost full wetlands coverage of site), but including potential for public water but not sewer, there are around ten vacant parcels in the 2006 Growth Area large enough to be explored for a pocket neighborhood similar to Concord Riverwalk.

As an exercise intended solely as an example and not meant to imply or specify actual development, two of these parcels, listed as examples below, appear to meet basic thresholds that could make them potential locations for a pocket neighborhood. Base data is from 2020 York Tax Assessors Office, and ownership and land use may have changed.

Parcel near but not on U.S. Route 1

Zoning: RT 1-3

Parcel size: approximately 8.4 acres

Water/Sewer: Access to public water and sewer

Environment: Portion of parcel includes wetlands; Shoreland Zoning Mixed Use on portion

Parcel located north of Little River

Zoning: GEN-3

Parcel size: 10.05 acres

Water/Sewer: Access to public water; no sewer

Environment: Portion of parcel includes wetlands and possible other water; Shoreland Zoning Limited Residential and Wetland on portion

Additional Housing Examples in York

Multi-Family/ Three-Family Example (within Single Family context)

Two- and three-family units in a building that looks more similar in design and scale to large single-family homes allow these projects to already exist in most neighborhoods in York. It is important to note that the availability of public water and sewer must be considered in determining feasibility.

Example of a Three-Family Building in RES-1B



Source: Coldwell Banker Homes Listing

| | |
|------------------|--------------------------------|
| Zoning: | RES-1B |
| Parcel area: | approx. 25,260 SF (0.58 acres) |
| Number of units: | 3 units |
| Ownership type: | Condos |
| Building size: | approx. 4,500 SF |
| Water/Sewer: | Public water and sewer |

Potential Parcels in 2006 Growth Area

An examination of “vacant” parcels in the 2006 Growth Area that could potentially fit a similar-sized Multi-family/Three-Family Building yielded the following:

Overall, not taking into account a parcel’s zoning district, other dimensional regulations or parcel shape, and site-specific environmental restrictions, including necessary potential public water and sewer access, there are around 20 vacant parcels within the 2006 Growth Area that appear to meet the same basic requirements as the Three-Family example parcel.

As an exercise intended solely as an example and not meant to imply or specify actual development, two of these parcels, listed as examples below, appear to meet basic thresholds that could make them potential locations for a similar three-family building. Base data is from 2020 York Tax Assessors Office, and ownership and land use may have changed.

Parcel near York Street and the York Middle School

Zoning: RES-1B

Parcel size: 0.84 acres

Water/Sewer: Access to public water and sewer

Environment: No obvious wetlands

Parcel located near York Village

Zoning: RES-1B

Parcel size: 2.86 acres

Water/Sewer: Access to public water and probably sewer

Environment: Limited wetlands at rear of parcel; Shoreland Zoning Ltd Residential on rear portion

The example housing types previously described, as well as the next two examples may be building types to consider on larger parcels, including possible uses and forms for the Town's Short Sands Road parcel.

Multi-Family/Workforce Affordable Example

While an affordable workforce residential building tends to include more smaller-sized units and be rental, there are other models that could include a wider range of unit sizes and ownership types.

**7 Hannaford Drive (between Hannaford Supermarket and York Police Station)
JHR Development and Workforce Housing Partners**



Source: Hannaford Housing Application to York Planning Board

| | |
|------------------|---|
| Zoning: | RT 1-3 |
| Parcel area: | approx. 246,990 SF (5.67 acres) |
| Number of units: | 63 units permitted (rental with affordability requirements) |
| Unit types: | 48 studios and 1-bedrooms; 15 2-bedrooms |
| Parking: | 95 parking spaces |
| Water/Sewer: | Public water and sewer |
| Open Space: | Common outdoor space to be provided. |

Mixed-Use Building

1 Ocean Ave, York Beach Residence Club



Source: York Beach Residence Club website

| | |
|------------------|--|
| Built: | 2016 |
| Zoning: | YBVC |
| Parcel area: | approx. 14,000 SF (0.31 acres) |
| Number of units: | 25 Residential units; 3 Retail/commercial units + 1 restaurant space |
| Ownership type: | Residential with mix of rental and condo; short and long-term |
| Building size: | Estimate ~ 39,000 SF (Retail estimate ~5,000 SF; Residential estimate ~27,000 SF) |
| Unit types: | 2 studios, 12 1-bedrooms, 10 2-bedrooms, and 1 3-bedrooms |
| Parking: | Private parking lot; 1 free space per unit |
| Water/Sewer: | Public water and sewer |

While this example is taller than other mixed-use buildings in York, the design and mix of uses (ground-floor retail/ restaurant) are in line with creating the activity needed for a thriving “village.”



Potential for Commercial

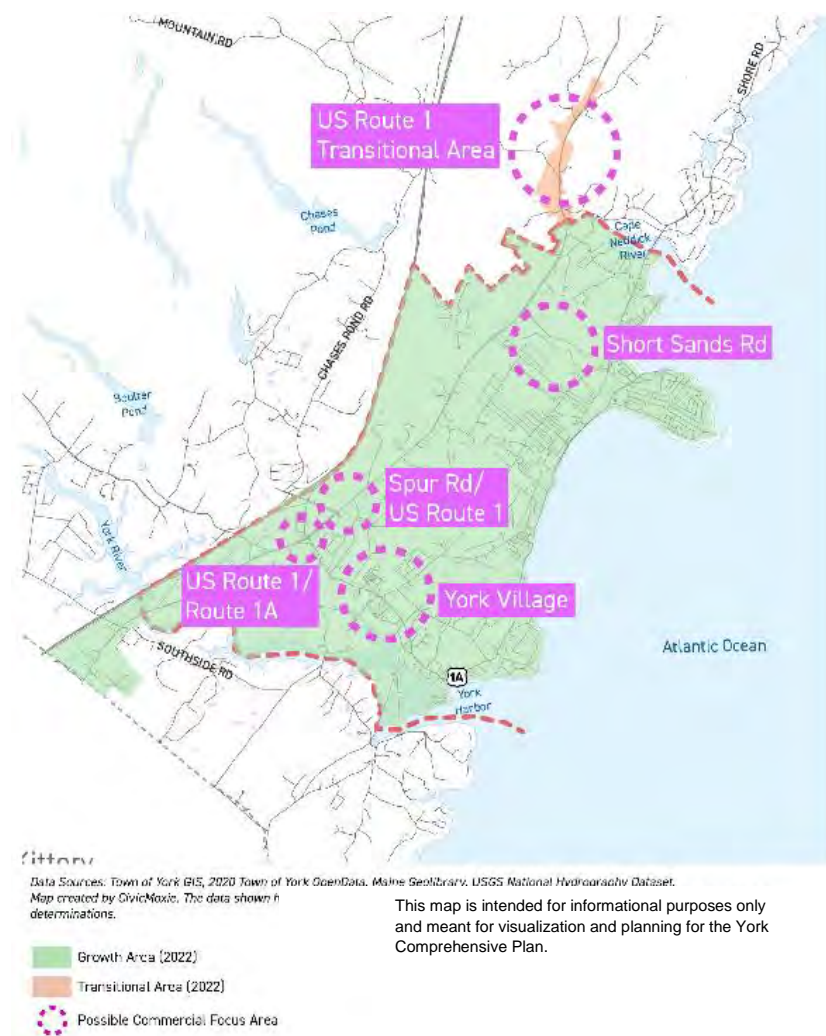
There has been modest development of non-residential uses in York over the past ten years. However, the number of developments compared to residential uses has been many fewer and are further discussed below.

Between 2010 and July 2021, there were 45 new commercial structures built in York. Approximately half of those were estimated to have been within the 2006 Growth Area. The potential for commercial development, particularly within the village centers, should not be confined to new construction on vacant parcels but also renovation and adaptive reuse of existing buildings, as well as possible infill development – constructing a new building between existing buildings where there is sufficient space but not necessarily on a separate vacant lot. (An example of “infill” development would be the permitted 7 Hannaford Drive workforce housing development between the Hannaford Supermarket and York Police Station on a lot that was previously part of the supermarket’s parcel.)

While York’s existing business centers are largely developed, there are five areas that may be appropriate for additional business development (Fig. 7).



Figure 7. Possible Commercial Focus Areas

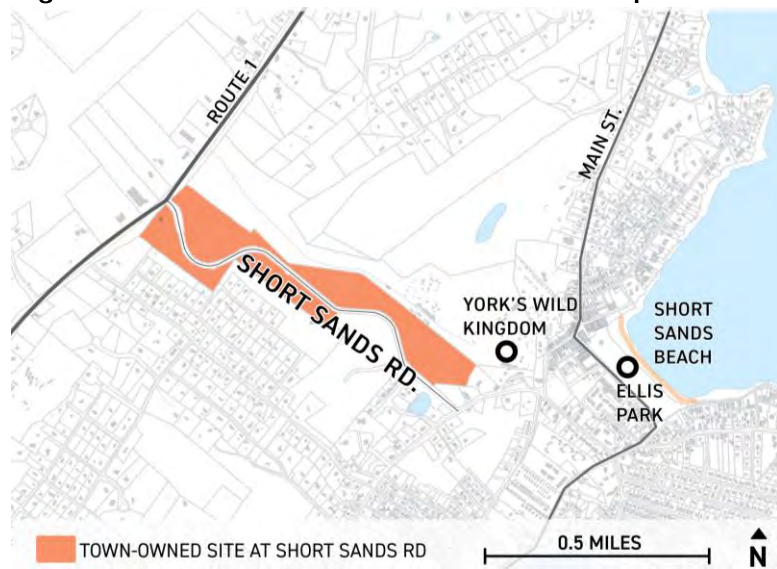


- **Short Sands Road Area:** The Town-owned site on Short Sands Road (address 1045 U.S. Route 1) was originally acquired to house a new police station. The site is well-served by infrastructure, well-travelled, and near the York Beach/Short Sands Beach tourist destination. It may be suitable for mixed-use development to help address the town’s housing need while also accommodating retail, restaurant, service, and lodging uses.

The Town’s Short Sands Road area parcel (Fig. 8) is approximately 46 acres and crosses three zoning districts – RT 1-4, GEN-3, and RES-7. A community workshop or charrette process is anticipated to explore the Town’s next steps with the parcel. Any new development would need to be sensitive to impacts on the adjacent residential neighborhood and the wetlands on both the east and west ends of the parcel, as well as in the middle. Also, some portions, particularly on the south side of Short Sands Road, may have access to seasonal public water; the portion closer to Ridge Road may be able to access year-round public water and sewer.

Based on Town staff conversation, about ten acres of the parcel have some capacity for development.

Figure 8. Short Sands Road Area Context Map



From the Fall 2021 Comprehensive Plan Community Survey:

When asked about what the Town should consider doing with the Short Sands Road area that was a large Town investment, about 65% of survey respondents thought it should be developed, about 55% thought housing should be allowed, approximately 61% thought retail/dining should be allowed, and about 37% thought it should be restricted to recreational use (971 total responses to these questions).

- **U.S. Route 1 and Route 1A:** Infill development could be possible within the area north and south of the U.S. Route 1 and Route 1A interchange zoned as Route 1-3, which has a concentration of retail and consumer-oriented businesses along with some lodging. This area could be appropriate for a range of uses including office development, retail, restaurants, and lodging.
- **Spur Road and U.S. Route 1:** While most of the area at the Turnpike Interchange is developed, or is protected from development as conservation land, there is one lot near the Spur Road interchange that is vacant. Due to its proximity to the Maine Turnpike, this is a highly desirable location for a variety of business uses.

Zoning: Both of the U.S. Route 1 areas above are generally within RT 1-3



Within the entire RT 1-3 zoning district, there were seven parcels labelled as “vacant” in the 2020 Assessor data base. Looking at existing land use by tax assessor category, both of these potential areas are within an existing concentration of commercial uses. Not necessarily focusing on commercial development only on “vacant” parcels, the potential is to look at infill development –both development on parcels between existing buildings and development on parcels that already have a building on them. An example, though not commercial, is the permitted workforce affordable housing permitted at 7 Hannaford Drive, that is between the Hannaford Supermarket and York Police Station. The lot being developed was originally part of the Hannaford Supermarket parcel.

- **York Village:** The Village could accommodate new smaller-scale retail, restaurants, services, and arts/entertainment uses through reuse of existing buildings and new development on sites previously owned by York Hospital. Development in York Village would need to reflect the Village’s historical character and scale, including complying with existing Historical District design guideline and requirements.

Zoning: primarily YVC-1 and YVC-2

With the 2015 *York Village Master Plan* and recommended streetscape infrastructure improvements scheduled to begin in 2022, additional recommendations from the plan are in line with strategies to increase desired community-oriented businesses in the Village. While there were only three parcels labelled as “vacant” in the 2020 Assessor data set, the focus for this area is for infill (vacant lot) development that is complementary or matches the existing architectural context and re-use and renovation of existing buildings.

- **U.S. Route 1 Transitional Area:** This additional portion of RT 1-5 and a small portion of RT 1-6 along U.S. Route 1 is already a mixed-use zone that is intended to encourage a range of small-scale uses such as retail, restaurants, services, and residential. The Transitional Area includes a few clusters of well-established commercial uses. This section of the U.S. Route 1 corridor mostly has public water service access but not sewer service; any medium- to longer-term plans for extension of York Sewer service to this area would improve the area’s capacity for growth.

Zoning: RT 1-5 and RT 1-6

The RT 1-5 zoning district along U.S. Route 1, which is described as Cape Neddick Village in the Zoning Ordinance, intends to encourage a variety of small-scale uses that create and support a village atmosphere both economically and visually. RT 1-6 is described as Rural Mixed-Use. The portion within the Transitional Area includes an existing cluster of non-residential uses.



Institutional Uses

There were a combined 16 government, institutional, charitable/non-taxed new structures built from 2010 to July 2021. Almost all of those were developed within the 2006 Growth Area. Specifically, regarding institutional uses, York Hospital is the town's largest institutional use.

As York's major health and community service provider and the largest employer in town, York Hospital has unique needs regarding its site development. Its main campus in York Village Center falls within the York Village Hospital Overlay District (Article 10-B), which includes design guidelines to offer certain flexibility so the hospital can expand while maintaining high-quality development performance standards.

In the past decade or so, York Hospital's Main Campus has undergone several renovations and improvements, including to the surgery center in 2010 and 2011. The Hospital also had a significant expansion project within its main campus for pediatrics and obstetrics, now the Miracles Birthing and Family Center, which opened in 2017. The Hospital has not suggested any plans to expand its York facilities outside of the 2006 Growth Area.

Industrial Uses

From 2010 to July 2021, there were eight new industrial use structures built. Most of these were outside of the 2006 Growth Area, which generally follows zoning, which emphasizes non-industrial uses within the Growth Area. While there may be demand for specific types of light manufacturing or industrial uses within the Growth Area, particularly along U.S. Route 1, most future industrial uses will likely continue to grow along the larger roadways for highway access.

2020 Future Land Use – Additions to 2006 Growth Area

Understanding that there are traffic and general congestion issues within the Growth Area, especially during peak tourist months, one of the priority Comprehensive Plan strategies is for the Town to conduct a comprehensive transportation, traffic, and parking study. This study and resulting recommended actions will be necessary to maintain and improve the quality of life for residents while allowing thoughtful growth within the area of town that already has public infrastructure and services.

The two areas shown below were added to the 2006 Growth Area – the portion to the south being an addition to the Growth Area and the portion to the north being a new Transitional Area.



Growth Area – Workforce Affordable Housing Overlay District (Portion outside 2006 Growth Area)

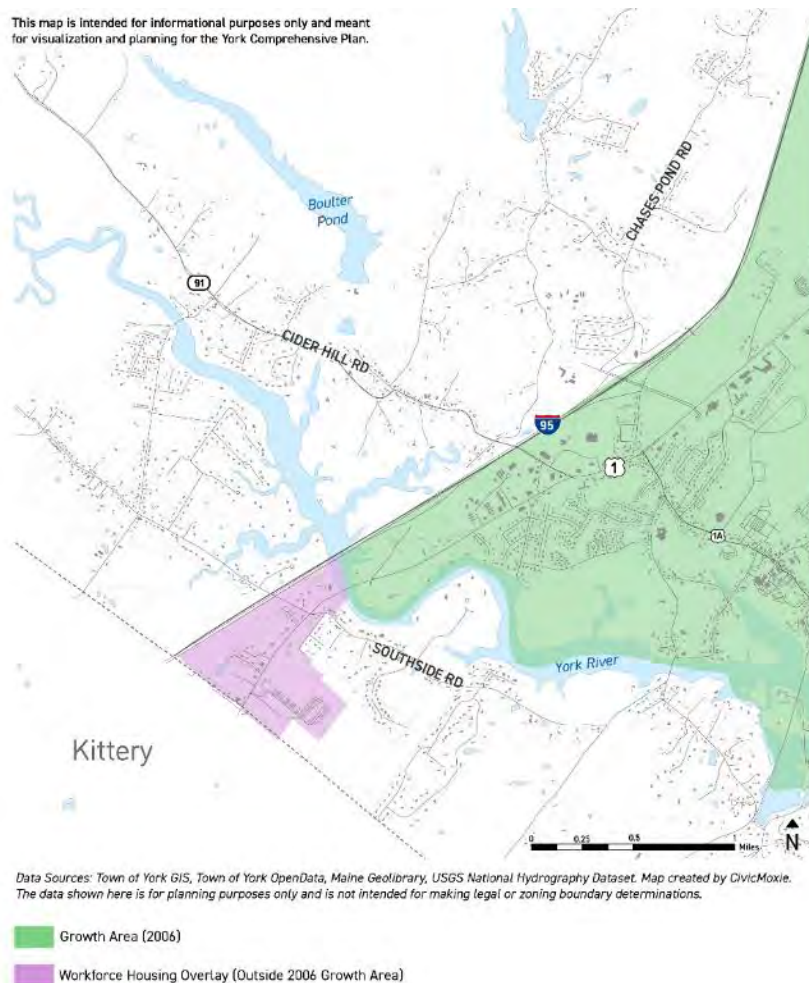
While it appears feasible that the projected housing demand of just over 310 units by 2031 can be accommodated within the Growth Area, there is a small area at the southern end of U.S. Route 1 in York where the 2006 Growth Area does not directly align with the more recent Workforce Affordable Housing Overlay District (Fig. 10).

In the 2020 Assessor data set, there were four “vacant” parcels within the small portion of the Workforce Affordable Housing Overlay District. As of early 2022, two of those parcels are no longer “vacant.” Of the two remaining “vacant” parcels, both are within the RT 1-1 zone and have access to public water, and while neither has York Sewer District service, one parcel may have potential to link into Kittery’s sewer system. The Workforce Affordable Housing Overlay allows for more intense residential use on those sites beyond the underlying RT 1-1 requirements.

Adding this portion of the Workforce Affordable Housing Overlay District south of the York River into the Growth Area creates a contiguous link down U.S. Route 1 and I-95 and supports the extension or linking of public infrastructure in this part of town.



Figure 9. Workforce Affordable Housing Overlay District (Portion outside 2006 Growth Area)

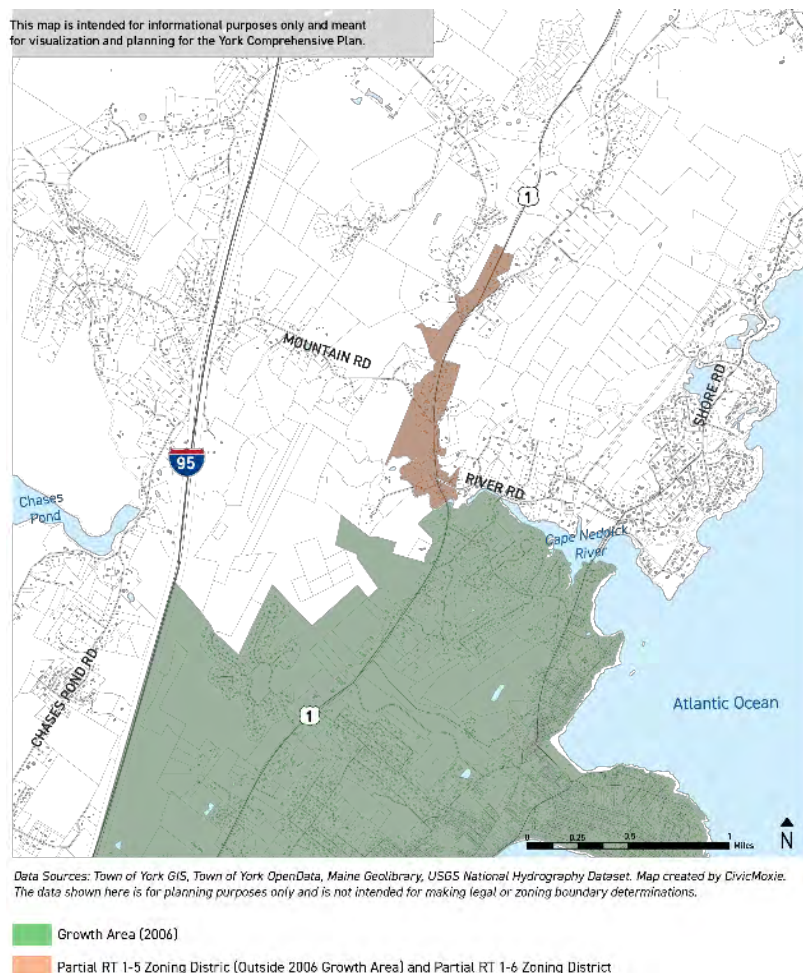


Transitional Area – Route 1-5 Zoning District (Partial Area Outside 2006 Growth Area) and Partial Route 1-6 Zoning District

The 2006 Growth Area northern boundary splits the RT 1-5 zoning district along U.S. Route 1. There are established commercial uses already in the portion north of the Cape Neddick River boundary. The addition of this upper portion of RT 1-5 as a Transitional Area could encourage and promote the mix of smaller-scale, local uses desired by residents that will reinforce the Cape Neddick Village atmosphere and activity. Continuing the Transitional Area to include the U.S. Route 1 area just north of Logging Road would additionally support the small cluster of existing small, local businesses in the RT 1-6 zoning district that are similar in scale to Cape Neddick Village. This section of the U.S. Route 1 corridor mostly has public water service access but not sewer service, limiting the intensity of uses in the near-term. Any medium- to longer-term plans for extension of York Sewer service to this area would improve the area's capacity for growth.



Figure 10. Partial Route 1-5 Zoning District and Partial Route 1-6 Zoning District



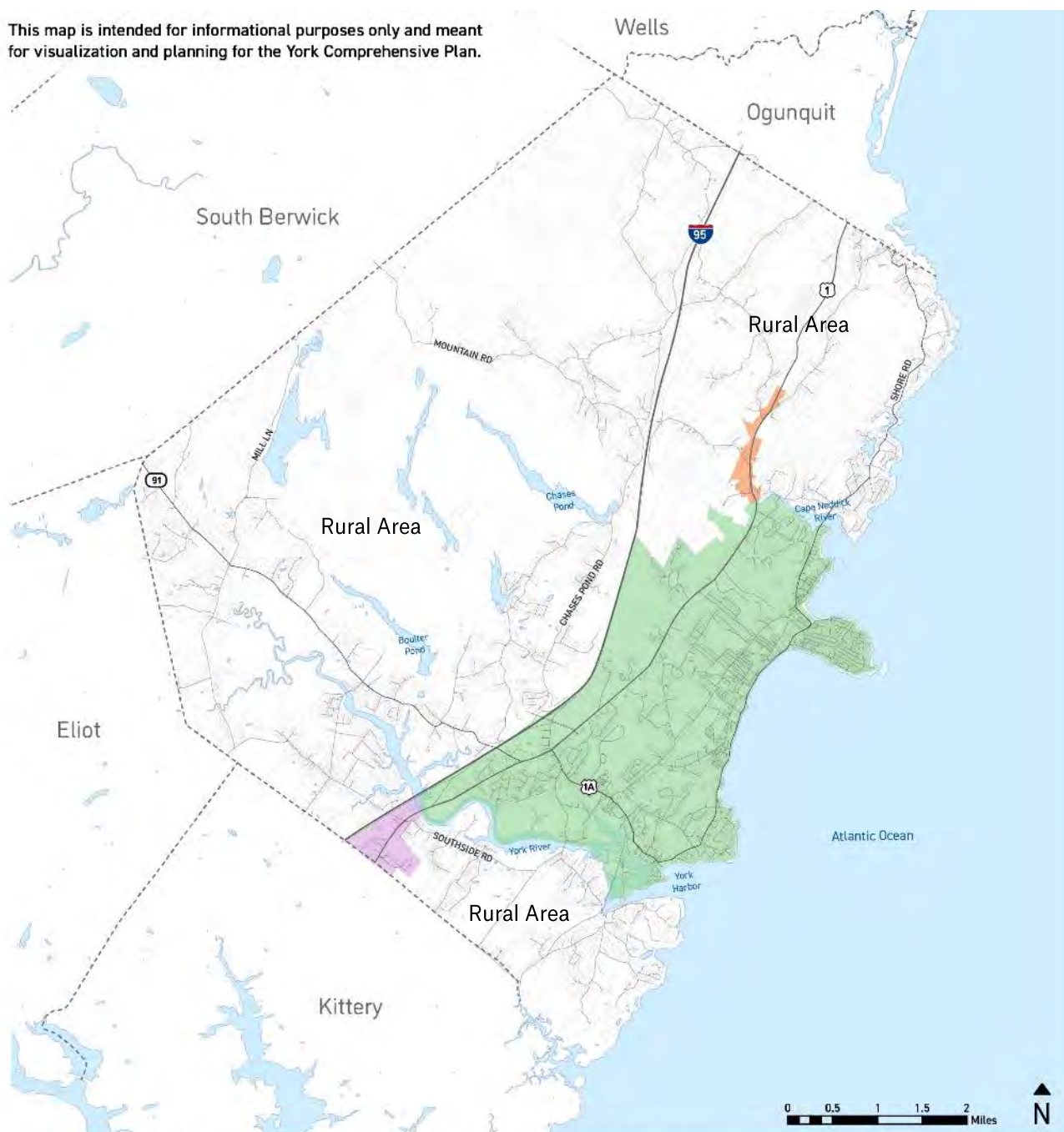
Adding these two areas to the 2006 Growth Area does not detract from the importance of protecting the rural areas with the most critical natural resources. The addition to the Growth Area still means that parcels are subject to their respective base zoning and applicable zoning overlays.

The remaining areas of York remain designated as Rural Areas that are better suited for slow growth and low levels of change over time with additional protections to reduce potential impacts on critical and important natural resources.






Figure 11. 2006 Growth Area with Additional Areas

This map is intended for informational purposes only and meant for visualization and planning for the York Comprehensive Plan.



Data Sources: Town of York GIS, Town of York OpenData, Maine Geolibrary, USGS National Hydrography Dataset. Map created by CivicMoxie. The data shown here is for planning purposes only and is not intended for making legal or zoning boundary determinations.

-  Growth Area (2006)
-  Workforce Housing Overlay (Outside 2006 Growth Area)
-  Transitional Zone (Outside 2006 Growth Area)



With the addition of the Workforce Affordable Housing Overlay District area, the 2022 Growth Area encompasses approximately 5,300 acres. The Transitional Area that includes most of the northern portion of RT 1-5 zone and a small adjacent portion of RT 1-6 includes an estimated additional 53 parcels that total approximately 200 acres (Table 1).

Table 1: 2020 Land Use Calculation Estimates by Tax Assessor Category for 2006 Growth Area and 2022 Additional Workforce Affordable Housing Overlay District Portion*

| | Town of York | | 2006 Growth Area | | Workforce Affordable Housing Overlay District (outside 2006 Growth Area portion only) | |
|---|-----------------|--------------|------------------|--------------|---|-----------|
| | Approx Acres | # Parcels | Approx Acres | # Parcels | Approx Acres | # Parcels |
| Residential | 12,735.7 | 7,429 | 2,440.7 | 4,236 | 96.2 | 38 |
| Commercial | 1,858.7 | 319 | 764.9 | 246 | 22 | 10 |
| Industrial | 56.0 | 15 | 8.8 | 5 | 0 | 0 |
| Vacant** | 5,575.9 | 735 | 647.8 | 217 | 27.2 | 4 |
| Un-Developable | 4,427.9 | 349 | 262.4 | 140 | 5.2 | 2 |
| Utilities | 2,131.7 | 39 | 53.5 | 22 | 0 | 0 |
| Open Space/ Agriculture/ Cemeteries/ Forestry | 3,122.0 | 123 | 402 | 22 | 0 | 0 |
| Government/ Institutional/ Charitable/ Non-Taxed | 2,889.7 | 184 | 557.1 | 99 | 0 | 0 |
| Unlabeled (only for Town of York Total) | 45.3 | 44 | | | | |
| Total Acreage/ Parcel Count | 32,842.9 | 9,237 | 5,137.2 | 4,987 | 150.6 | 54 |

*Based on 2020 Assessor Data and Town GIS. Note: Differences in numbers between data sets and calculations due to parcel line variations in GIS data layers and assessor data.

***“Vacant” or “Developable” as defined by York Tax Assessor’s office applies to any parcel that is not currently developed and does not have a specific constraint that would move it into the “Undevelopable” category. There may be other unknown constraints on parcels in this “Vacant” category that would make them difficult or not possible to develop but whose parcel owners have not requested a change in status with the Tax Assessor.



Implementation Chart

D1 Implementation Chart

D2 Goals and Strategies Charts by Topic Area

D1 Implementation Chart

The Implementation Chart in this Appendix presents the Plan’s recommended strategies organized by topic areas. The chart offers an overall view of the Plan and makes it easy to assess the scope of strategies in any one topic area. These strategies, explained and listed in Chapter 5: Goals, Policies & Strategies, are gathered in one place here with other information helpful to implementation as described below. The Town can use this chart to plan ahead, assign tasks, and pursue funding. This chart can become an annual “report card” to track and report progress on Plan implementation. This information is also intended to assist departments, as well as boards, commissions, and committees, to anticipate the work under their purview. **It is important to note that the strategy descriptions have been condensed and abbreviated for readability and that Chapter 5 is the location for the full text of all of the Plan strategies.**

The Chart

The Implementation Chart offers the following information:

Goal

Goals addressed by this strategy are listed here

Strategy

All strategies are numbered and organized by topic area.

Strategy/Action Summary

The descriptions are condensed here. See Chapter 5 for the full details on each strategy. Yellow highlights indicate strategies that are immediate action items.

Lead Implementer/Possible Collaborators

Lead implementer is indicated in bold and highlighted in green. Other parties who may collaborate or participate in implementation are listed on the line below, unhighlighted. These are suggestions and follow-up to gauge interest, and roles will need to be clarified with these parties as strategies are implemented. See the Stakeholders/Possible Collaborators key below for all parties listed.

Growth Cap Invest

Indicates whether this is a Municipal Growth-related Capital Investment (Y/N)

Cost Estimate/Staffing

Indicates estimated cost, if known, as well as estimate of staff and volunteer time. *See note in the capacity section of Chapter 7 for more information on Town capacity related to estimated staff and resident volunteer time.

S = Town of York staff time*

S/V = staff and volunteer time*

C = Consultant

FTE = Town staff Full-Time Equivalent – suggested additional capacity/shared staff position needed

PTE = Town staff Part-Time Equivalent – suggested additional capacity/shared staff position needed

Possible Funding Sources/Partners

Suggestions for funding sources or partners with funding/staff/expertise resources at time of Plan writing (April 2022). Note that these are suggestions, and no confirmation has been made about actual funding or other resources available.

Timing

Immediate (0-1 yr) = 1

Near-term (1-3 yrs) = 2

Medium-term (3-6 yrs) = 3

Long-term (6-10 yrs) = 4

On-going = Indicates a strategy will take many years or continuous work for implementation

Stakeholders/Possible Collaborators Key:

Implementing Parties, Possible Funding/Resources Partners, Collaborators

A/B/D: Builders and Developers
 AO: Assessor's Office (Tax Assessor)
 BO: Businesses and Business Owners
 BPC: Bike and Pedestrian Committee
 BPL: Maine Bureau of Parks and Lands
 BC: Budget Committee
 BWH: Beginning with Habitat
 CC: Conservation Commission
 CAL: Center for Active Living
 CEO: Code Enforcement Office
 CHC: Community Housing Committee
 Comm Gard: York Community Garden
 Comm orgs: grass roots, non-profits, social organizations
 DPW: Department of Public Works
 DRB: Design Review Board
 EDC: Economic Development Committee
 Emerg. Resp: Town emergency response entities
 ESC: Energy Steering Committee
 Fish: Commercial fishermen
 GIS: York GIS
 GWRLT: Great Works Regional Land Trust
 H/L/P: Home, land, property owners
 HB: Harbor Board
 HDC: Historic District Commission
 KACTS: Kittery Area Comprehensive Transportation System MPO
 KWD: Kittery Water District
 LWCF: Land and Water Conservation Fund
 MFT: Maine Farmland Trust
 MFS: Maine Forest Service
 MaineDOT: Maine Department of Transportation
 MEO: Maine Energy Office
 MHPC: Maine Historic Preservation Commission
 MH: Maine Housing
 MtA2C: Mt A to the Sea
 MtASC: Mt A Steering Committee
 N: York's neighbors/region
 OYHS: Old York Historical Society
 PB: Planning Board
 P&R: Parks & Rec
 P: Planning Department
 RC: Recycling Committee
 Res: York residents
 RTP: Recreational Trails Program
 S: Selectboard

SC: Shellfish Commission
 SchD: York School Department and Superintendent
 SchC: York School Committee
 SMPDC: Southern Maine Planning and Development Commission
 SMSWG: Southern Maine Stormwater Working Group
 State: State of Maine agencies/programs
 SWCD: Soil and Water Conservation District
 TM: York Town Manager
 TofY: Town of York (including any/all departments and staff and possible future sustainability coordinator)
 Tourism: Hospitality and tourism
 UME: University of Maine Extension
 VRC: Village Revitalization Committee
 WSR: York River Wild & Scenic River Designation
 YAE: York Adult Education
 VBC: Village Business Committees
 YBFD: York Beach Fire Department
 YCSA: York Community Services Association
 YH: York Hospital
 YHA: York Housing Authority
 YVFD: York Village Fire Department
 YLT: York Land Trust
 YPD: York Police Department
 YPL: York Public Library
 YRCA: York Ready for Climate Action (formerly York Ready for 100)
 YRCC: York Regional Chamber of Commerce
 YSD: York Sewer District
 YWD: York Water District

IMPLEMENTATION CHART

| GOAL (#) | STRATEGY (#) | STRATEGY/ ACTION SUMMARY | LEAD IMPLEMENTER POSSIBLE COLLAB. | GROWTH CAP INVEST | COST ESTIMATE/ STAFFING | POSSIBLE FUNDING SOURCES / PARTNERS | TIMING |
|---------------------------------|--------------|---|-----------------------------------|-------------------|--|---|-------------|
| 1. HISTORY + ARCHAEOLOGY | | | | | | | |
| 8 | 1.1 | Support an inventory and general assessment of historic resources in the town. | HDC OYHS, MHPC | N | S/V to start; inventory as possible school/ community project; C for assessment \$ TBD | WSR, Historic Preservation Fund Grant, Certified Local Government Grant, National Trust for Historic Preservation, Maine Community Foundation Community Building Grant | 2, on-going |
| 8 | 1.2 | Support efforts to identify high priority properties for protection, conservation, and acquisition. | HDC OYHS, Comm orgs, BO | N | S/V, possible C \$ TBD | Same as above | 2, on-going |
| 8 | 1.3 | Support a regular outreach program, conducted by the Historic District Commission or other entity, to contact owners of historic properties. | HDC OYHS, AO | N | Additional shared FTE for all strategies in this topic area | WSR, Historic Preservation Fund Grant, Certified Local Government Grant, Daughters of the American Revolution Grant, Maine Community Foundation Community Building Grant | 2, on-going |
| 8 | 1.4 | Use the historic inventory and general assessment, as well as feedback from any property owner surveys, to inform Town policies. | HDC, P OYHS, MHPC | N | S/V | | 3 |
| 8 | 1.5 | Support the formation of a new organization or expand the mission of an existing non-profit. | HDC P, OYHS, MHPC | N | S/V, shared FTE for education, marketing, programming | WSR | 2 |
| 8 | 1.6 | Support the expansion of historic resources, histories, and destinations for visitor and resident activities in York through local and regional collaborations. | HDC OYHS, Comm orgs, BO | N | Shared FTE for these strategies | WSR, Historic Preservation Fund Grant, Certified Local Government Grant, Save America's Treasures Grant, Paul Bruhn Historic Revitalization Grant, Daughters of the American Revolution Grant, Belvedere Historic Preservation Grant, Maine Community Foundation Community Building Grant | 2 |
| 8 | 1.7 | Evaluate the local Historic Tax Credit application process and consider streamlining or simplifying the requirements. | HDC OYHS, AO | N | S/V | | 2 |
| 8 | 1.8 | Consider expanding the York Center Historic District. | HDC, P, PB OYHS, AO | N | S/V | | 2 |

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Cost/Staffing: S = Town of York staff time; S/V = staff and volunteer time; C = consultant;
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Timing: 1 = Immediate (0-1 yr); 2 = Near-term (1-3 yrs); 3 = Medium-term (3-6 yrs); 4 = Long-term (6-10 yrs);
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| GOAL (#) | STRATEGY (#) | STRATEGY/ ACTION SUMMARY | LEAD IMPLEMENTER POSSIBLE COLLAB. | GROWTH CAP INVEST | COST ESTIMATE/ STAFFING | POSSIBLE FUNDING SOURCES / PARTNERS | TIMING |
|---|--------------|--|------------------------------------|-------------------|---|--|-------------|
| 1. HISTORY + ARCHAEOLOGY (CONT.) | | | | | | | |
| 8 | 1.9 | Consider increasing Town administrative and other support for the Historic District Commission. | TM, S, HDC | N | FTE shared between all board/ commission support | | 2 |
| 8 | 1.10 | Support the reactivation of the Historic Markers initiative. | HDC OYHS | N | \$50,000 to start - repair of existing, create new, mapping | WSR, Historic Preservation Fund Grant, Certified Local Government Grant, Save America's Treasures Grant, Daughters of the American Revolution Grant, Maine Community Foundation Community Building Grant | 3 |
| 8 | 1.11 | Work with local and state archaeologists to determine priority sites (historic and prehistoric). | HDC P, OYHS, MHPC | N | S/V | WSR | 3, on-going |
| 8 | 1.12 | Join state-wide efforts to address how to protect architectural and archaeological resources in low lying areas. | HDC P, OYHS, MHPC | N | S/V | DACF Coastal Community Planning Grant Program, GOPIF Community Action Grant, Island Institute ShoreUp Maine Grant, WSR, Historic Preservation Fund Grant, Certified Local Government Grant, Maritime Heritage Grant, Save America's Treasures Grant, Paul Bruhn Historic Revitalization Grant, Daughters of the American Revolution Grant, Maine Community Foundation Community Building Grant | 2 |
| 8, 19 | 1.13 | Partner with local non-profits such as the York Land Trust to preserve important archaeological sites in York. | HDC YLT, OYHS, Comm orgs | N | S/V, possible site acquisition/ easement \$ needed | WSR, Historic Preservation Fund Grant, Certified Local Government Grant, Save America's Treasures Grant, Paul Bruhn Historic Revitalization Grant, Daughters of the American Revolution Grant, Belvedere Historic Preservation Grant, Maine Community Foundation Community Building Grant, 1772 Foundation Grant, Davis Foundation Grant, Elsie and William Viles Foundation Grants | 2, on-going |
| 8 | 1.14 | Amend ordinances to require subdivision or non-residential development projects to take appropriate measures to protect known historic archeological sites and areas sensitive to prehistoric archaeology. | HDC, P, PB MHPC | N | S | WSR | 3 |
| 8 | 1.15 | Amend land use ordinances to strengthen requirements for the Planning Board to incorporate maps and information provided by the MHPC into its review process. | HDC, P, PB MHPC | N | S | WSR | 3 |

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|-----------------------------|--------------|---|--|-------------------|---|---|-------------|
| 2. NATURAL RESOURCES | | | | | | | |
| 3-7, 16, 17, 19 | 2.1 | Amend ordinances to require subdivision Work with conservation orgs to identify high priority natural resources to be conserved or protected. | CC P, P&R, YLT, MtASC, MtA2C, SMPDC, BWH, State | N | S/V | MtASC, MtA2C, YLT, SMPDC, State, SWCD | 2, on-going |
| 3-6, 6, 17 | 2.2 | Support the protection and conservation of high priority natural resources. | CC P, PB, P&R, S, MtASC, MtA2C, YLT, SMPDC, State, YWD, KWD, N | N | S/V; possible \$ or partners for land acquisition | MtASC, MtA2C, YLT, SMPDC, GWRLT, State, N, MFT, Land for Maine's Future, DACF Coastal Community Planning Grant Program, GOPIF Community Action Grant, Maine Natural Resources Conservation Program, Drinking Water State Revolving Fund, DECH Source Water Protection Grant, EPA Healthy Communities Grant, USDA Conservation Innovation Grant, WSR | 2, on-going |
| 3-7, 11, 16, 19 | 2.3 | Establish a program to track and monitor land conservation and coordinate YWD and KWD for permanent protection. | CC P, AO, YLT, YWD, KWD | N | S/V | CC, YLT, YWD, KWD, WSR | 2 |
| 3-7 11, 16-19 | 2.4 | Establish a program to track and monitor land conservation and coordinate YWD and KWD for permanent protection. | CC P, AO, YLT, YWD, KWD | N | S/V | CC, YLT, YWD, KWD, WSR | 2 |
| 4-6 | 2.5 | Identify key wildlife corridors, consider integrating info into local resource protection approaches. | CC P, P&R, MtA2C, YLT, SMPDC, BWH, State | N | S/V, possible C \$ TBD | MtA2C, YLT, SMPDC, BWH, State, WSR | 3, on-going |
| 3-5, 7, 16, 17, 19 | 2.6 | Evaluate the Town's existing OSCS Zoning to better serve preservation of natural resources. | P, PB CC, YLT, MtA2C | N | S/V, possible C \$ TBD | SMPDC, N, State, WSR | 1 |
| 3-5, 7, 16, 17, 19 | 2.7 | Consider establishing standards and review for construction not already reviewed thru site plan/subdivision. | P, PB, CEO | N | S/V | SMPDC, N, State, WSR | 2 |
| 3-7 16, 17, 19 | 2.8 | Ensure all PB decisions optimize conservation while enabling development that has minimal environmental impacts. | PB P | N | S/V | WSR | 2, on-going |
| 4, 5, 7, 13 | 2.9 | Consider prioritizing non-residential development related to natural resource-based businesses and services. | P PB | N | S/V | SMPDC, N, State | 3, on-going |
| 3, 4, 6 | 2.10 | Amend land use ordinances to incorporate stormwater runoff performance standards. | PB, P, CEO | N | S/V | SMPDC, N, State, WSR | 3 |

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|-------------------------------------|--------------|--|---|-------------------|-------------------------|---|-------------|
| 2. NATURAL RESOURCES (CONT.) | | | | | | | |
| 3-6, 16 | 2.11 | Explore applicability of the Shoreland Overlay Zone and needed changes re: 2018 York River Watershed Study. | P, PB | N | S/V | SMPDC, N, State, WSR | 2, on-going |
| 3, 16, 18 | 2.12 | Continue to protect public drinking supplies through the YWPOD and other mechanisms. | CEO P, PB, YWD, KWD | N | S/V | YWD, KWD | on-going |
| 4, 5, 6 | 2.13 | Continue to build protections for Scenic Points and Scenic Routes. | CC PB | N | S/V | SMPDC, N, State, WSR | on-going |
| 5, 13 | 2.14 | Evaluate/improve Farm Enterprise Overlay District to make more attractive to farmers. | P, PB Res | N | S/V | MFT, State | 3 |
| 5, 13 | 2.15 | Evaluate ordinances to clearly define/ permit roadside stands, greenhouses, and pick-your-own operations. | P, PB, CEO S, Res | N | S/V | MFT, State | 3 |
| 5, 18 | 2.16 | Evaluate/amend ordinances to clearly define/encourage small-scale farming and community gardening. | P, PB Comm Gard, Res | N | S/V | MFT, State | 3 |
| 5 | 2.17 | Require development applications identify areas of prime farmland soils and that they remain open space as practicable. | P PB | N | S/V | MFT, State | 3 |
| 5 | 2.18 | Consult with MFS district forester when developing land use regs pertaining to forest management. | P | N | S/V | MFS, State | on-going |
| 5 | 2.19 | Consult with Soil and Water Conservation District staff when developing land use regs pertaining to agricultural management. | P | N | S/V | SWCD, State | on-going |
| 3, 4, 6, 7, 16 | 2.20 | Protect and manage critical habitat and natural areas; seek to minimize impacts to ecologically fragile areas. | PB, CC, HB P, MtASC, MtA2C, YLT, SMPDC, State, YWD, KWD | N | | MNRCP grants, Stream Crossing Grants, DACF Coastal Community Planning Grant Program, GOPIF Community Action Grant, EPA Healthy Communities Grant, USDA Conservation Innovation Grant, WSR | 2, on-going |
| 3, 6, 7, 16, 18 | 2.21 | Support continued research/testing to identify water pollution sources and implement mitigation strategies. | CEO, DPW | N | S/V | SMPDC, N, MNRCP grants, DACF Coastal Community Planning Grant Program, GOPIF Community Action Grant, Infrastructure Investment and Jobs Act funding, DEP Grants for Nonpoint Source Pollution Control Projects, DEP Small Community Grant Program, EPA Healthy Communities Grant, WSR | 2, on-going |
| 3, 6 | 2.22 | Pursue efforts to improve Cape Neddick River water quality. | CEO, SWCD | N | S/V | MNRCP grants, 319 Grants | 2, on-going |

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|-------------------------------------|--------------|--|-----------------------------------|-------------------|-------------------------|---|-------------|
| 2. NATURAL RESOURCES (CONT.) | | | | | | | |
| 3, 4, 6, 16, 18 | 2.23 | Consider strengthening standards for onsite wastewater treatment systems, increasing Town enforcement. | CEO | N | S/V | SCG grants, WSR | 2, on-going |
| 3, 4, 6, 16, 18 | 2.24 | Identify priority areas for expanded public sewer service according to Future Land Use Plan. | P | N | S/V | SRF Funds | 3 |
| 3, 6, 16, 18, 19 | 2.25 | Support Town/local efforts to improve management of stormwater runoff, other pollution sources. | CEO | N | S/V | SMSWG, 319 Grants, FEMA BRIC grant, FEMA Flood Mitigation Assistance Grant, Infrastructure Investment and Jobs Act funding, Maine Jobs & Recovery Act funding, GOPIF Community Action Grant | on-going |
| 6, 7 | 2.26 | Identify pollution sources, consider allocating resources for peak season daily low-tide beach clean-up. | P&R, CC | N | S/V | 319 Grants | 2 |
| 3, 4, 6, 16 | 2.27 | Enhance LID requirements. | P, PB, CEO | N | S/V | 319 Grants, SMSWG, WSR | 3 |
| 3, 4, 5, 6, 16 | 2.28 | In consult with YWD, consider adopting more stringent water quality protection practices. | CEO | N | S/V | YWD, SMSWG, assess in coordination with stormwater phase 2 program, WSR | 3 |
| 5 | 2.29 | Promote agriculture and forestry best practices. | CC, CEO | N | S/V | MFT, MFS, State, WSR | 3 |
| 4, 6, 7 | 2.30 | Explore a crowd management system for access and use of coastal and other natural resources. | P&R, HB P, YPD | N | S/V | WSR | 3 |
| 3-6, 17 | 2.31 | Consider tax and other incentives for converting existing subdivision open space into gardens, orchards, native tree stands. | AO P | N | S/V | State, WSR | 4 |
| 3, 16 | 2.32 | Encourage the development of a new cost model or delivery approach for water usage. | CEO P, YWD | N | S/V | YWD | 3 |
| 3, 16, 18 | 2.33 | Consider water conservation policies for times of drought. | CEO P, YWD | N | S/V | YWD, DACF Coastal Community Planning Grant Program, GOPIF Community Action Grant, Infrastructure Investment and Jobs Act funding | 3 |
| 4 | 2.34 | Consider adopting new or strengthening existing noise ordinances as appropriate. | CEO P, PB, YPD | N | S/V | State | 3 |
| 3, 4, 6 | 2.35 | Explore requiring natural materials to stabilize erosion where appropriate. | HB P, CEO | N | S/V | State, 319 Grants, WSR | 3 |
| 5, 16-17 | 2.36 | Increase tree canopy with a tree planting program. | DPW Tree Warden | N | S/V | Project Canopy Assistance Grants | 2 |

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|-------------------------------------|--------------|--|--|-------------------|--------------------------|--|-------------|
| 2. NATURAL RESOURCES (CONT.) | | | | | | | |
| 6, 16 | 2.37 | Explore instituting a ban on the commercial food service use and sale of plastic containers. | S RC | N | S/V | State, N, SMPDC | 3 |
| 5, 16, 17 | 2.38 | Measure changes in tree coverage; use info to guide land use policies. | P | N | S/V | State, N, SMPDC | 2 |
| 3, 4, 6 | 2.39 | Consider a Fertilizer and Pesticide Ordinance to control and reduce the use of fertilizers and pesticides. | CC S | N | S/V | State, WSR | 3 |
| 3, 16 | 2.40 | Consider monitoring groundwater levels to develop outreach and education programs to well users. | CEO | N | S/V | State, N, SMPDC | 3 |
| 3-7, 16 | 2.41 | Support development of natural resources education programs. | CC P&R | N | S/V | State, N, SMPDC, DECH Source Water Protection Grant, WSR, Maine Community Foundation Conservation for All Grant, Maine Community Foundation Community Building Grant | 2 |
| 5 | 2.42 | Encourage owners of productive farm and forest land to enroll in "current-use taxation programs." | CC AO | N | S | State, N, SMPDC, WSR | 2, on-going |
| 3, 4, 6, 19 | 2.43 | Participate in local/regional efforts to monitor, protect and improve water quality. | CEO, P | N | S/V | MtASC, MtA2C, YLT, SMPDC, State, YWD, KWD, State, DACF Coastal Community Planning Grant Program, GOPIF Community Action Grant, Infrastructure Investment and Jobs Act funding, DEP Grants for Nonpoint Source Pollution Control Projects, DEP Small Community Grant Program, Drinking Water State Revolving Fund, DECH Source Water Protection Grant, EPA Healthy Communities Grant, WSR | On-going |
| 3-6, 19 | 2.44 | Continue to collaborate regionally and support the efforts of the numerous conservation orgs. | CC P, P&R, YLT, GWRLT, SMPDC, MtASC, MtA2C | N | S/V | YLT, GWRLT, SMPDC, MtA2C, MtASC, WSR | On-going |
| 4-6, 19 | 2.45 | Coordinate with neighboring communities to implement the 2018 York River Watershed Stewardship Plan. | P PB, N | N | S/V | N, SMPDC, WSR | 2, on-going |
| 5, 13 | 2.46 | Include agriculture, commercial forestry, and land conservation that supports economic development plans. | EDG S, CC | N | Staff and volunteer time | SMPDC, N, MFT, State | 3 |

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|----------------------------|--------------|---|-----------------------------------|-------------------|---|--|----------|
| 3. MARINE RESOURCES | | | | | | | |
| 4, 6, 7, 11, 12 | 3.1 | Plan for, develop, and manage opportunities for residents to access and enjoy the Town's limited marine resources. | PB, HB Res, P | N? | S/V, possible \$ for land acquisition, infrastructure, design. | Maine BPL Boating Facilities Fund grants, WSR, DMR Shore and Harbor Planning Grant, Small Harbor Improvement Program, DACF Boating Facilities Fund | 1 |
| 6, 13, 14 | 3.2 | Plan for and support commercial uses of York's marine resources. | HB P, Fish, SC | N | S/V | WSR, DMR Shore and Harbor Planning Grant, Small Harbor Improvement Program | 2 |
| 3, 4, 6 | 3.3 | Plan for and take action to minimize erosion and the flow of sediment throughout the York River. | HB P, CEO | N | S/V, possible C \$ TBD | Coastal Community Planning Grants, WSR, DMR Shore and Harbor Planning Grant, Island Institute ShoreUp Maine Grant, GOPIF Community Action Grant | 2 |
| 6, 16 | 3.4 | Performance standards for marine infrastructure that adapt to/ minimize effects of sea level rise. | HB, P CEO | N | S/V, possible C \$ TBD | Coastal Community Planning Grants, GOPIF Community Action Grant, FEMA BRIC Grant, Island Institute ShoreUp Maine Grant, Small Harbor Improvement Program, DMR Shore and Harbor Planning Grant, WSR | 3 |
| 6 | 3.5 | Actively pursue state and federal grants and funds to help maintain and improve marine resources. | HB P, TM | N | S/V, possible C \$ TBD | Coastal Community Planning Grants, GOPIF Community Action Grant, FEMA BRIC Grant, Island Institute ShoreUp Maine Grant, Small Harbor Improvement Program, DMR Shore and Harbor Planning Grant, WSR | 2/3 |
| 3, 6 | 3.6 | Feasibility and plan for water vessel pump-out facility and plan to manage watercraft waste. | HB | N | S/V for feasibility and plan, possible grant \$ for install, operation, maint | Maine DEP Pumpout Grant Program, WSR, DMR Shore and Harbor Planning Grant, Small Harbor Improvement Program | 2 |
| 6, 13 | 3.7 | Provide info on "Working Waterfront Access Protection Program" and "Working Waterfront Current Use Taxation Program" to waterfront land owners. | HB AO | N | S/V | WSR | 3 |
| 3-7, 16 | 3.8 | Support implementation of York Harbor and River Capacity Study and the York River Watershed Stewardship Plan. | P, HB PB, N | N | S/V | | 2 |
| 3-7, 16, 19 | 3.9 | Establish implementation committee to liaise with York River Wild and Scenic Committee on management plan. | HB, S | N | S/V | WSR | 2 |
| 6 | 3.10 | Establish a process for Cape Neddick and Brave Boat Harbor residents to give feedback to Harbor Board. | HB | N | S/V | WSR | 2 |
| 6, 7, 11, 12 | 3.11 | Periodically review Harbor fee to explore strategies to manage access and capacity at Strawberry Island. | HB | N | S/V | | On-going |

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| 3. MARINE RESOURCES (CONT.) | | | | | | | |
| 3, 6 | 3.12 | Periodically review Harbor Usage Fees to ensure they are sufficient for marine infrastructure and future dredging. | HB | Y | S/V | | On-going |
| 6, 7, 11, 12, 18 | 3.13 | Upgrade Harbor infrastructure to support demand. Explore Town Dock expansions. | HB | Y | S/V, \$ for upgrades TBD | Coastal Community Planning Grants, Maine BPL Boating Facilities Fund grants, CIP, WSR, DMR Shore and Harbor Planning Grant, Small Harbor Improvement Program, DACF Boating Facilities Fund | 3 |
| 6 | 3.14 | Provide sufficient funding and staffing of the Harbormaster position and the Harbor Board. | HB S, BC | N | | | On-going |
| 4. ECONOMY | | | | | | | |
| 13 | 4.1 | Establish an Economic Development Committee (EDC). | S TM, BO | N | S/V | Possible partners - SMPDC and YRCC | 1 |
| 12 | 4.2 | Form a Tourism Industry Committee. | S TM, BO, Tourism | N | S/V | Possible partners - SMPDC and YRCC, Maine Office of Tourism | 2/3 |
| 12 | 4.3 | Advocate for state passage of a local option hotel/motel tax. | S, TM | N | S/V | Possible partners - SMPDC and YRCC | 2; on-going |
| 11, 13, 15-17 | 4.4 | Conduct design charrettes for the area surrounding Short Sands Road. | P, PB | Y | \$125,000 (one-time) | Town budget, could be reduced with pro bono and volunteer services | 1/2 |
| 13, 14 | 4.5 | Conduct a study, led by the EDC to explore residents' business desires. | EDC, S P, PB, Res, BO | N | \$50,000 (one-time) | Town budget, could be reduced with pro bono and volunteer services | 2 |
| 13 | 4.6 | Explore policy/zoning changes to encourage desired businesses and economic development. | P, EDC PB, CEO | N | S/V | | 2/3 |
| 13, 14 | 4.7 | Identify properties and existing vacant buildings, as appropriate, for business recruitment, and create plan. | EDC, TM, AO P, PB, S, H/L/P | N | S/V, possible C \$ TBD | Possible info resource - Maine Real Estate and Development Association | 2/3 |
| 13, 17, 19 | 4.8 | Explore ways York can attract and support clean energy and climate-related businesses and industries. | EDC, ESC TM, P, PB | N | S/V, possible C \$ TBD | Possible info resource - Maine Dept, of Economic & Community Development, SMPDC, e2tech, Maine Technology Institute, MEO | 2/3 |
| 1-13-15, 19 | 4.9 | Partner with larger employers to identify aligned interests for employee recruitment and workforce housing. | EDC P, CHC (see 5.4), Tourism, YH, BO, YHA | N | S | | 2; on-going |
| 13, 14 | 4.10 | Produce a guide to locating or starting a business in York. | EDC CEO, P, YRCC, BO | N | \$50,000 (one-time) | Town budget, could be reduced with pro bono and volunteer services | 2/3 |

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| 4. ECONOMY (CONT.) | | | | | | | |
| 13, 14, 19 | 4.11 | Work with SMPDC and YRCC to promote development sites and connect to regional initiatives. | EDC | N | S | Possible partners - SMPDC and YRCC | 2; on-going |
| 13 | 4.12 | Apply public finance and Town funding mechanisms to implement economic development strategies. | EDC, TM SMPDC, BC | N | S | | 2; on-going |
| 14, 19 | 4.13 | Establish a York Village Business Committee. | S, EDC TM, SM, P, BO | N | S/V | Possible info resource - Main Street America | 2 |
| 14 | 4.14 | Use York Village Business Committee as a model, if appropriate, to create groups for Cape Neddick Village, York Beach, and Short Sands area. | EDC TM, SM, P, BO | N | S/V | Possible info resource - Main Street America | 2/3 |
| 13, 14 | 4.15 | Promote inclusive and supportive environment to recruit, start, grow, and retain small businesses. | S, EDC TM, CEO, P | N | S, possible C \$ TBD | Possible info resource - Maine Downtown Center, Main Street America, Maine Small Business Development Center, Women's Business Center | 2/3 |
| 13, 14, 19 | 4.16 | Work with Southern Maine Finance Agency to market its loan programs to local businesses. | EDC VBC | N | S | Possible partners - SMFA, Finance Authority of Maine, Coastal Enterprise Inc, | 2; on-going |
| 13, 14 | 4.17 | Amend zoning to allow for, and designate, specific locations for pop-up and mobile businesses. | P, PB DPW, CEO, YPD, YVFD, YBFD, BO, H/L/P, Res | N | S | | 2 |
| 13, 14 | 4.18 | Expand business/commercial zoning along Route 1 and in other areas in town while ensuring business growth supports local character. | P, PB S, EDC, Res, BO | N | S | | 2/3 |
| 6, 14 | 4.19 | Consider amending zoning to encourage growth of marine-related ventures along U.S. Route 1. | P, PB HB, S, EDC, BO | N | S | | 2/3 |
| 13, 14 | 4.20 | Explore form-based zoning and design guidelines along a portion of U.S. Route 1, the villages, and the Short Sands Road area. | P, PB EDC, DPW | N | S, possible C \$ TBD | | 2/3 |
| 13, 14 | 4.21 | Review and update zoning allowed business, office, and industrial uses. | P, PB CEO, BO, H/L/P, Res | N | S | | 2 |
| 13, 14 | 4.22 | Ensure existing non-conforming commercial uses in existence prior to 2022 can continue. | CEO P, PB, BO, H/L/P | N | S | | 2; on-going |

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| 4. ECONOMY (CONT.) | | | | | | | |
| 13, 14 | 4.23 | Explore opportunities to fund and create an Economic Development Director staff position. | S, EDC, TM BO, Tourism | N | \$75,000-\$100,000 (annual) | Town budget, grants, partial coverage from related fees | 3 |
| 12, 13 | 4.24 | Create and sponsor events, activities, and marketing to support year-round tourism and offerings for residents. | EDC, P&R Tourism, BO, YRCC | N | Variable (annual) | Town budget, donations, sponsorships, corporate and foundation grants - arts/culture programming | 2/3 |
| 10, 12, 14 | 4.25 | Install parking wayfinding signs as per York Village Master Plan and install similar signs in Cape Neddick Village and York Beach Village. | DPW EDC, P | Y | \$50,000 (one-time) | Town Capital Program | 3 |
| 10, 14 | 4.26 | Continue implementation of the York Village Master Plan. | P PB, DPW, EDC, TM, S, VBC, VRC | Y | Additional \$1m-2m to complete (not incl. underground utilities) | Town budget, Capital Program, Maine DoT | 2/3 |
| 13, 14 | 4.27 | Explore with Water and Sewer Districts options for businesses to pay water and/or sewer impact fees over time. | EDC TM, YWD, YSD, BO, Tourism, H/L/P | Y | S | Partners - YWD, YSD | 3 |
| 14, 18, 19 | 4.28 | The Town of York should become a Maine Downtown Affiliate (MDA). | EDC S, TM | N | S/V | Possible resource - Maine Development Foundation | 3 |
| 5. HOUSING | | | | | | | |
| 1, 2, 9-11, 15-18 | 5.1 | Revise land use policies to support housing production for a variety of residents and needs. | P, PB S, YHA, CAL, YCSA, CC, DRB, Res | N | S/V | | 2, on-going |
| 1, 2, 15 | 5.2 | Consider modifying ordinances to permit more economically feasible housing choices that fit community character. | P, PB CC, DRB, Res, H/L/P | N | S, possible C \$ TBD | If consultant needed, if passed by State Legislature, possible state funding up to \$75,000 to study rezoning specific to increasing housing opportunities, Legislative Document No. 2003 H.P.1489, March 2, 2022 | 2, on-going |
| 1, 2, 13, 15 | 5.3 | Consider methods to track short-term rentals (STRs) and create a standard for allowable rentals. | P, CEO PB, TM, SMPDC | | S for start-up, 1 PTE to 1 FTE for managing after initial set up | Once a system is in place, 1 PTE to FTE to manage system can be funded by registration fees (may require hiring) | 2, on-going |
| 1, 2, 15 | 5.4 | Create a Community Housing Committee (CHC) to address range of housing costs and types needed. | S, TM P, PB, YHA, YCSA | | S/V | | 1 |
| 1, 2, 15 | 5.5 | Explore the use of Affordable Housing TIF tool to encourage additional affordable housing. | S TM, AO, P, PB, BC, CEO, TM, Res, H/L/P | N | S/V for initial review, possible C \$ TBD | If consultant needed, TBD | 2/3 |

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| 5. HOUSING (CONT.) | | | | | | | |
| 1, 2, 15 | 5.6 | Consider direct Town support for low and moderate-income housing. | S TM, YCSA, BC, YHA, Res | Y | S/V for initial review, possible C \$ TBD | Identified projects can be funded through (a) portion of unencumbered fund balances at the end of the Fiscal Year via policy, (b) sale of tax-acquired or other surplus properties, through an inclusionary zoning policy fee-in-lieu option, and (d) MaineHousing, such as Supportive Housing Program, | 2/3, on-going |
| 1, 2, 15 | 5.7 | Strengthen the Town's relationship with the York Housing Authority. | S TM, P, YHA | N | S/V | No funding required beyond staff and volunteer time | On-going |
| 1, 2, 15 | 5.8 | Consider tools to enhance support of affordable housing in York, including: allocation of land from tax liens, RETT, impact fees. | S TM, P, CEO, Res | N | S/V, possible C \$ TBD | Consider allocating a portion of the fees or revenues for 1 PTE or FTE for admin/mgmt of any fee program | 2/3 |
| 1, 2, 9, 12, 15, 16, 18, 19 | 5.9 | Collaborate with surrounding communities on regional housing solutions. | P CHC, YHA | N | S/V | SMPDC, MH | On-going |
| 12, 15 | 5.10 | Commission a tourism workforce housing plan to expand housing supply to address seasonal housing needs. | EDC P, PB, BO, Tourism | N | S/V, possible C \$ TBD | YRCC, SMPDC | 2/3 |
| 6. RECREATION | | | | | | | |
| 3-7, 10-12, 19 | 6.1 | Establish an ad hoc committee including owners of forest and water bodies to create a list of recreation needs and develop a recreation plan. | P&R P, MtASC, YLT, YWD, KWD, MtA2C, WSR | N | S/V, cost of a survey | WSR | 2 |
| 3-7, 12, 16, 17, 19 | 6.2 | Explore ways of implementing recreation strategic access and management plan. | P&R MtASC, P | N | S/V, possible grant \$ or cap expenditure for implementation | LWCF, RTP, WSR, Maine Community Foundation Conservation for All Grant, Maine Community Foundation Building Grant, Maine Community Foundation Maine Land Protection Grant | 2 |
| 7, 10, 12 | 6.3 | Maintain access to the Cliff Walk. | P&R P, PB, H/L/P | N | S, possible \$ for land acquisition | Possible grant opportunities or partnerships for land acquisition: LWCF, RTP, YLT, Maine Community Foundation Conservation for All Grant, Maine Community Foundation | On-going |
| 7 | 6.4 | Provide educational materials regarding benefits and protections for landowners allowing public recreational access on their property. | P&R P, H/L/P | N | S/V, cost of materials and distribution | WSR | 2 |

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| 6. RECREATION (CONT.) | | | | | | | |
| 7, 8, 10-12, 19 | 6.5 | Publicize and make available a coordinated map of recreational opportunities in York. | P&R P | N | S/V, map creation and distribution | WSR, YRCC, Tourism | 2 |
| 3-7, 10-12 | 6.6 | Work with public and private partners to direct motorized uses, such as ATVs, to appropriate trails. | YPD P&R, MtASC, P, YWD, KWD, N | N | S/V, possible grant \$ or cap expenditures for trail expansions/ connections | Maine Bureau of Parks and Lands ATV and Snowmobile grants, RTP, LWCF | 2 |
| 3-7, 12, 19 | 6.7 | Strengthen partnerships with other towns and local/regional orgs to conserve land, complete trail segments, enforce rules. | P&R P, CC, YLT, YWD, KWD, MtA2C, N | N | S/V, possible joint grant \$ opportunities | RTP, LWCF, WSR, Maine Community Foundation Conservation for All Grant, Maine Community Foundation Community Building Grant, Maine Community Foundation Maine Land Protection Grant | On-going |
| 7. TRANSPORTATION | | | | | | | |
| 1, 2, 9, 10, 12, 17, 19 | 7.1 | Commission a comprehensive town-wide transportation, traffic, and parking study. | P | N | \$150,000-300,000, one-time | SMPDC, KACTS, Congressionally Directed Spending Requests | 1/2 |
| 9-11, 17, 18 | 7.2 | Adopt Complete Streets policies to guide Town investments and policies. | P BPC | N | S/V | Federal Safe Streets and Roads for All grant | 2 |
| 9-11, 17, 18 | 7.3 | Promote pedestrian and bicyclist safety by advertising safe walking and biking routes. | BPC DPW, P, SchD, YPD | N | \$ for outreach materials TBD | Town budget, Comm orgs, MaineDOT Bicycle and Pedestrian Program Funding, Maine Community Foundation Community Building grant (for orgs), Federal Safe Streets and Roads for All grant | 2 |
| 9-11, 17, 18 | 7.4 | Encourage bicycle and pedestrian use by providing bike racks, repair stations, signage, and benches. | BPC P, DPW | N | Dedicated annual \$ TBD | Town budget, MaineDOT Bicycle and Pedestrian Program Funding, Federal Safe Street and Roads for All grant | On-going |
| 9, 10, 12-14 | 7.5 | Develop access management standards for development along U.S. Route 1, Short Sands Road, and others. | P DPW | N | S/V | SMPDC, KACTS, MaineDOT Municipal Partnership Initiative | 3 |
| 1, 2, 9, 10, 17 | 7.6 | Prioritize/focus new development in areas that minimize the need for car dependence. | P A/B/D | N | S/V | | On-going |
| 1, 2, 9, 10, 15-17 | 7.7 | Ensure that higher density, mixed-use areas such as York Village have adequate sidewalks, benches, bike facilities. | BPC DPW | Y | Based on needs assessment - \$ TBD | Town budget, MaineDOT Bicycle and Pedestrian Program Funding, Federal Safe Street and Roads for All grant | On-going |
| 9, 18 | 7.8 | Continue to perform regular road assessments, update paving plans, and update the CIP. | DPW TM | Y | Dedicated annual funding | Town budget | On-going |
| 9 | 7.9 | Maintain, enact, or amend local ordinances as appropriate to address or avoid conflicts with State requirements. | P S, PB, TM | N | S/V | | On-going |

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| 7. TRANSPORTATION (CONT.) | | | | | | | |
| 2, 7, 10, 12 | 7.10 | Organize and support an inventory and map of all sidewalks, trails, and bicycle lanes. | BPC P, DPW, GIS | N | S/V | | 2 |
| 7, 10, 12, 17, 18 | 7.11 | Create a physical connectivity plan that identifies and prioritizes locations for sidewalk and trail connections and related pedestrian amenities. | BPC P, TM | N | Potential C \$ TBD | Town budget, SMPDC, KACTS, Congressionally Directed Spending Requests, DACF Recreational Trails Program, Federal Safe Streets and Roads for All grant | 3 |
| 7, 10-12, 17-19 | 7.12 | Work with local and regional non-profits and organizations to develop plan to maintain and complete segments of trails. | BPC P, TM | N | Potential C \$ TBD | Town budget, SMPDC, KACTS, Comm orgs, Maine Community Foundation Community Building grant (for orgs), RAISE grant, Congressionally Directed Spending Requests, DACF Recreational Trails Program, Federal Safe Streets and Roads for All grant | 3 |
| 1-5, 9, 10, 15-17 | 7.13 | Maintain, enact, or amend ordinance standards for subdivisions and roads to foster transportation-efficient growth patterns and protect natural resources. | P, PB | N | S/V | | 3 |
| 9, 10, 12 | 7.14 | Update standards for roads to ensure they are designed for desired traffic speeds and use traffic calming strategies where appropriate. | P PB, DPW, YPD | N | S/V | | 3 |
| 1, 2, 9, 10, 12, 19 | 7.15 | Explore additional inter-city transit and trail options. | BPC P, TM | N | Potential C \$ TBD | SMPDC, KACTS, MaineDOT, RAISE grant, Congressionally Directed Spending Requests | 4 |
| 1, 2, 9, 10, 12, 19 | 7.16 | Initiate or actively participate in regional and state transportation efforts, including the KACTS. | P TM | N | S/V | SMPDC, KACTS, MaineDOT | On-going |
| 1, 2, 9, 10, 13, 17, 19 | 7.17 | Actively recruit businesses that rent, sell, and/or service bicycles, electric bikes, and scooters. | BPC EDC | N | S/V | YRCC, BO, Maine Community Foundation Community Building grant (for orgs) | 3 |
| 9, 17 | 7.18 | Institute a no-idling policy and fines in public areas and provide signage as appropriate. | ESC | N | Signage as needed - TBD | Town budget, YRCA | 3 |
| 9, 17 | 7.19 | Adopt policies to facilitate the expansion of electric vehicle (EV) ownership and use. | ESC S, PB | N | S/V | YRCA, Infrastructure Investment and Jobs Act funding, Maine Jobs & Recovery Plan funding, Federal Charging and Fueling Infrastructure grant | 2 |
| 9, 10, 17 | 7.20 | Implement strategies and programs to educate residents about the availability of alternative transportation options. | BPC | N | \$ for outreach materials and distribution TBD | Town budget, YRCA, Comm orgs, Maine Community Foundation Community Building grant (for orgs), Federal Safe Streets and Roads for All grant | On-going |

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| 8. TOWN, PUBLIC FACILITIES, & SERVICES | | | | | | | |
| 1-18 | 8.1 | Perform a complete re-evaluation and re-writing of the existing Zoning Ordinance. | P, PB S, ToY | N | S/V, possible C \$ TBD | May be able to partially fund through potential state funding for rezoning to increase housing opportunities (see 5.2) | 1, on-going |
| 4, 7, 16-18 | 8.2 | Amend the Zoning Ordinance to align with York's need to mitigate and adapt to climate change. | P, PB ESC | N | S/V, possible C \$ TBD | YRCA, Possible info resource: SMPDC, DACF Coastal Community Planning Grant Program, GOPIF Community Action Grant, WSR | 2/3 |
| 3, 4, 5, 15-17 | 8.3 | Adopt new policies and regulations to align with York's need to mitigate and adapt to climate change. | ESC P, PB, S | N | S/V, possible C \$ TBD | YRCA, Possible info resource: SMPDC, DACF Coastal Community Planning Grant Program, GOPIF Community Action Grant, WSR | 2/3 |
| 1, 2, 9, 10, 12, 15 | 8.4 | Explore creating a tourism impact fund applied to large employers to fund affordable workforce housing and community projects. | EDC CHC, S, P, AO, BC, YHA, Tourism | N | S/V, possible C \$ TBD | Possible info resource: Maine Office of Tourism | 2/3 |
| 1, 2, 4, 5, 8-10, 15 | 8.5 | Apply Universal Design standards to ensure development creates walkable and accessible areas for families and older adults. | P PB, CEO, DPW, CAL, P&R, SchD, SchC, DRB | Y | S/V, possible C \$ TBD | Possible info resource: AARP Livable Communities | 2, on-going |
| 3-5, 7, 16, 18 | 8.6 | Consider establishing a system of impact fees that are higher in the Rural Areas to acknowledge higher infrastructure and service costs. | S TM, P, PB, CEO, AO, BC, DPW, YPD, YVFD, YBFD | N | S/V, possible C \$ TBD | | 2/3 |
| 1, 2, 7, 9, 10, 13-17 | 8.7 | Consider a strategic planning process to review, update and modify the Green Enterprise Recreational Overlay District. | PB, P TM, S, P&R, CC, EDC, CHC | N | S/V, possible C \$ TBD | | 2/3 |
| 18 | 8.8 | Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board, or official. | P, PB S, TM, ToY | N | S/V | | 2, on-going |
| 18 | 8.9 | Include anticipated municipal capital investments needed to support proposed land uses in the CIP. | TM BC, PB, P, DPW | Y | S/V | | 2, on-going |
| 18 | 8.10 | Track new development in the community by type and location. | AO CEO | N | S | | 2, on-going |
| 6, 16, 18, 19 | 8.11 | Protect critical assets and infrastructure impacted by flooding and temperature change by 2030 and 2050. | TM, Emerg. Resp. DPW, YSD, YWD | Y | TBD; phased | Partner with YWD, YSD, and other utility providers, DACF Coastal Community Planning Grant Program, GOPIF Community Action Grant, FEMA BRIC Grant, Infrastructure Investment and Jobs Act funding, Maine Jobs & Recovery Act funding, Island Institute ShoreUp Maine Grant, WSR | 2, on-going |

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| GOAL (#) | STRATEGY (#) | STRATEGY/ ACTION SUMMARY | LEAD IMPLEMENTER POSSIBLE COLLAB. | GROWTH CAP INVEST | COST ESTIMATE/ STAFFING | POSSIBLE FUNDING SOURCES / PARTNERS | TIMING |
|---|--------------|--|--|-------------------|------------------------------|--|-------------|
| 8. TOWN, PUBLIC FACILITIES, & SERVICES (CONT.) | | | | | | | |
| 9, 17 | 8.12 | Facilitate the transition of all municipal fleets to battery electric vehicles. | S, TM DPW, ESC, P&R, SchD, SchC, CEO, BC | Y | TBD; phased | Town Capital Program, Infrastructure Investment and Jobs Act funding, Maine Jobs & Recovery Plan funding | 2, on-going |
| 9, 17, 18 | 8.13 | Facilitate and promote the installation of publicly accessible EV charging infrastructure in town. | S, TM DPW, ESC | Y | TBD; phased | Town Capital Program, Infrastructure Investment and Jobs Act funding, Maine Jobs & Recovery Plan funding | 2, on-going |
| 17, 19 | 8.14 | Publicize and promote programs such as Efficiency Maine that aid businesses and residents to achieve reductions in energy usage. | ESC TM, EDC, SchD, SchC | N | S/V | Info resource - Efficiency Maine | 2, on-going |
| 16-20 | 8.15 | Facilitate the installation and improvement of high-speed wired or wireless internet service. | S, TM P, PB | N | S/V, possible C \$ TBD | State funding for planning, Maine Jobs & Recovery Plan funding, GOPF Community Action Grant, ConnectMaine Community Broadband Grants, Island Institute Broadband Grant | 2, on-going |
| 2-7, 10, 16-18 | 8.16 | Ensure that public facilities/services support growth and development in the Growth Area. | S, TM PB, DPW, BC | Y | S | | On-going |
| 2-7, 10, 16-18 | 8.17 | Locate new public facilities and direct a minimum of 75% of new capital investments to Growth Area. | S, TM P, PB, DPW, BC | Y | S | | On-going |
| 2-7, 10, 16-18 | 8.18 | Coordinate with the York Water and Sewer Districts to ensure that service extensions are in agreement with Future Land Use Plan. | P, CEO TM, PB, YWD, YSD | Y? | S | | 2, on-going |
| 3, 4, 6, 16, 18 | 8.19 | Conduct a feasibility assessment for the creation of a Town-affiliated stormwater utility. | CEO TM, S, DPW | N | S/V, possible C \$ TBD | | 2, on-going |
| 3, 16, 18, 19 | 8.20 | Support ongoing efforts to ensure adequate water supply during periods of drought/peak use. | TM, YWD, CEO | N | S/V | YWD, other neighboring Water Districts | On-going |
| 3-7, 16, 18 | 8.21 | Increase staffing capacity for enforcement of existing Town Ordinances and standards. | CEO TM, PB | N | TBD, possible shared PTE/FTE | Town budget, may be able to supplement through grants or fee revenues, WSR | 2/3 |
| 20 | 8.22 | Provide excellence in the curriculum and public school experience. | SchD, SchC S, Res | N | TBD | | 2, on-going |
| 1, 2, 10, 11, 18-20 | 8.23 | Provide lifelong learning opportunities for learners of all ages and backgrounds. | SchD, SchC, YAE S, CAL, P&R, UME | N | TBD | | 2, on-going |

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|---|--------------|--|--|-------------------|--|---|-------------|
| 8. TOWN, PUBLIC FACILITIES, & SERVICES (CONT.) | | | | | | | |
| 1, 2, 10, 11, 18-20 | 8.24 | Engage the broader community in school community events, policies, and outcomes. | SchD, SchC S, Res | N | TBD | | 2, on-going |
| 1, 2, 10, 11, 18-20 | 8.25 | Evaluate current policies for community use of public-school facilities and other town properties and implement changes to encourage public use. | TM, SchC S, SchD, P&R, CAL | N | S/V | Partner - YPL | 2, on-going |
| 2, 7, 11 | 8.26 | Commission a feasibility study for a multi-generational community center in York. | S, TM P&R, P, CAL, BC | Y | S/V, possible C \$ TBD | Town budget | 2/3 |
| 2, 7, 11 | 8.27 | Support the Center for Active Living to make sure its facilities are safe, clean, and meet projected need. | S, P&R CAL | Y | TBD following preliminary study/design | Town Capital Program | 2/3 |
| 1, 2, 7, 11 | 8.28 | Support the design and development /or retrofit of outdoor park and civic spaces using Universal Design principles. | P, P&R TM, DPW, CAL | Y | TBD; phased | Town Capital Program | 3, on-going |
| 11, 18 | 8.29 | Maintain and upgrade Town buildings and equipment as needed, to continue delivery of quality services to keep up with demand. | TM S, ToY | Y | TBD; phased | Town Capital Program | On-going |
| 18 | 8.30 | Consider conducting a full Town facility study, including existing conditions, capacity, and anticipated future needs | TM, S ToY | N | TBD | Town budget, possible info resource - Efficiency Maine | 2/3 |
| 18, 20 | 8.31 | Hire or contract for a Facilities Manager for all Town facilities. | S, TM DPW, P&R, CAL, SchD, SchC | N | TBD | Town budget | 2/3 |
| 11, 17, 19, 20 | 8.32 | When and where feasible, install sustainable, high-efficiency heating and cooling systems in existing and new Town facilities. | ESC, S TM, DPW, P&R, CAL, SchD, SchC | Y | TBD; phased | Town Capital Program, possible info resource - Efficiency Maine, GOPIF Community Action Grant, Energy Performance Contracting, Sustainable Energy as a Service (Seas) | 2, on-going |
| 17, 18 | 8.33 | Support the YRCC in completing a financial feasibility study for town-wide compost pick-up. | YRCC TM, DPW | N | S/V | | 2 |
| 1, 2, 10, 11, 14, 18-20 | 8.34 | Expand social connectivity in York by supporting existing events and creation of new community activities. | P&R ToY, SchD, SchC, YPL | N | S/V; may need supplemental \$ depending on activities and events | Town budget, pro bono and volunteer services, sponsorships, corporate and foundation grants - arts/culture programming, partner with Comm orgs, BO | 2, on-going |

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|---|--------------|---|--|-------------------|---|-------------------------------------|-------------|
| 8. TOWN, PUBLIC FACILITIES, & SERVICES (CONT.) | | | | | | | |
| 1, 2, 10, 11, 14, 18-20 | 8.35 | Increase efficient use of Town-owned facilities. | S, TM SchD, SchC, P&R, CAL, DPW, YPL | N | S/V | | 2, on-going |
| 1, 2, 10, 11, 14, 18-20 | 8.36 | Support expanded reach of local communications. | TM S, P&R, CAL, DPW, AO, SchD, SchC, YPL, EDC, CHC | N | S/V | | 2, on-going |
| 1, 2, 10, 11, 14, 18-20 | 8.37 | Encourage the creation of social and civic gathering places. | P&R CAL, P, PB, SchD, SchC, YPL, Comm orgs | Y | S/V | | 2, on-going |
| 7, 11, 18-20 | 8.38 | Provide funding and/or staffing support to increase community educational opportunities and recreation. | S BC, P&R, CAL, SchD, SchC, YPL | N | S/V | Partner with YAE, UME | 3, on-going |
| 1, 10, 13, 15 | 8.39 | Consider encouraging and supporting more diverse population of residents, businesses, entrepreneurs in town. | S TM, SchD, SchC, YCSA, CAL, YPL, P&R, YH | N | S/V, other \$ TBD based on implementation | | 2, on-going |
| 1, 2, 10 | 8.40 | Support service programs for people of limited means. | S CAL, General Assist. Program, SchD, SchC | N | S/V | Partner with YCAS, YPL, YH, YHA | 2, on-going |
| 2 | 8.41 | Identify the needs and desires of older adults and those with disabilities. | P&R S, CAL, P | N | S/V | Partner with YCAS, YPL, YH, YHA | 2, on-going |
| 2, 10, 11 | 8.42 | Amend policies, programs, tools, and services to meet identified needs of a growing older adult population and those with disabilities. | S TM, ToY | N | S/V | Partner with YCAS, YPL, YH, YHA | 3, on-going |
| 1, 2, 9, 10, 18, 19 | 8.43 | Develop partnerships with local businesses, non-profits, and health care to enhance older adult services. | P&R CAL, EDC | N | S/V | Partner with YCAS, YPL, YH, YHA, BO | 2, on-going |
| 2, 19 | 8.44 | Consider the Town becoming a member of the AARP Network of Age-Friendly States and Communities. | P&R S, TM, CAL | N | S/V | | 2 |

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|---|--------------|--|-----------------------------------|-------------------|---------------------------------|---|-------------|
| 8. TOWN, PUBLIC FACILITIES, & SERVICES (CONT.) | | | | | | | |
| 2, 10, 11, 19 | 8.45 | Explore the mission statement of the current Senior Citizens Advisory Board to identify potential changes to meet ongoing needs.. | S CAL | N | S/V | | 2 |
| 18 | 8.46 | Streamline and simplify Town licensing and permitting requirements. | CEO, S | N | S/V | | 2, on-going |
| 18 | 8.47 | Work towards implementing on-line licensing and permitting applications. | CEO S | N | S/V, \$ for online platform TBD | | 3, on-going |
| 18 | 8.48 | Consider consolidation of business licensing and building permit processes to align Town and York Sewer and Water Districts' requirements. | CEO, S P, PB, YWD, YSD | N | S/V | YWD, YSD | 3 |
| 1-20 | 8.49 | Provide an annual report on implementation progress of the Comprehensive Plan. | P PB, TM | N | S/V | | 2, on-going |
| 1-20 | 8.50 | Consider conducting a Town staffing and volunteer board needs assessment. | S TM, P, BC | N | S/V | | 2, On-going |
| 1-20 | 8.51 | Increase Town capacity and resources to address identified increasing needs and expectations for services. | TM | N | S/V | | 2, on-going |
| 16-19 | 8.52 | Allocate funding to ensure that the Town, or a contracted entity, has sufficient staff, expertise, and other resources for the implementation of climate change adaptation and greenhouse gas mitigation strategies. | TM BC | N | S/V | DACF Coastal Community Planning Grant Program, GOIF Community Action Grant, Infrastructure Investment and Jobs Act funding, Maine Jobs & Recovery Act funding, Energy Performance Contracting, Sustainable Energy as a Service (Seaas), Island Institute ShoreUp Maine Grant, WSR | 2, on-going |
| 1-20 | 8.53 | Consider creating and funding a Director of Grants and Strategic Partnerships. | S, TM | N | S/V | WSR? | 2 |
| 1-20 | 8.54 | Maintain, expand, and improve partnerships among Town staff, schools, boards, commissions, committees, quasi-public, and non-profit groups. | S TM, SchD, SchC | N | S/V | | 2, on-going |
| 18, 19 | 8.55 | Conduct annual SB progress reviews for chartered boards and committees to align with and enable these groups to carry out their charter. | S | N | S/V | | 2, on-going |

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| 8. TOWN, PUBLIC FACILITIES, & SERVICES (CONT.) | | | | | | | |
| 18, 19 | 8.56 | Document existing coordination and collaboration in town and region to continue and formalize relationships. | S, TM Tofy | N | S/V | | 2, on-going |
| 18, 19 | 8.57 | Support collaborative efforts among the Select Board, School Committee, and Budget Committee. | S TM, Tofy | N | S/V | | 2, on-going |
| 12, 18 | 8.58 | Evaluate the cost of municipal resources related to tourism and determine if charges and fees to visitors to be adjusted. | TM, EDC Tourism | N | S/V | | 2, on-going |
| 16-19 | 8.59 | Explore hiring or sharing a regional Sustainability Coordinator to implement climate adaptation and mitigation strategies. | S, TM | N | \$90,000 | Possibly WSR | 2 |
| 16-19 | 8.60 | Pursue state, regional, and federal funding and financing opportunities that support climate adaptation and mitigation initiative. | ESC TM, P, SMPDC, State | N | S/V | DACF Coastal Community Planning Grant Program, GOPIF Community Action Grant, Infrastructure Investment and Jobs Act funding, Maine Jobs & Recovery Act funding, FEMA BRIC Grant, Energy Performance Contracting, Sustainable Energy as a Service (SEaaS), Island Institute ShoreUp Maine Grant, WSR | 2, on-going |
| 16, 17, 19 | 8.61 | Work regionally to develop and implement climate adaptation solutions, coordinate efforts, pursue funding, and pool expertise. | P, ESC TM, SMPDC, N | N | S/V | WSR | 2, on-going |
| 1-20 | 8.62 | Support and expand regional collaboration for facilities and services and explore cost sharing/saving opportunities. | TM, P DPW, CEO, SMPDC, N | N | S/V, additional \$ TBD | YSD, YWD, N, SMPDC | 2, on-going |
| 1-20 | 8.63 | Meet and collaborate with neighboring communities to coordinate land use and regulatory and non-regulatory strategies. | P TM, N, SMPDC | N | S/V | N, SMPDC, WSR | 2, on-going |

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D2 Goals and Strategies Charts by Topic Area

The following Goals and Strategies charts illustrate how the strategies in each topic area achieve the 20 goals of the Plan.

HOW HISTORY & ARCHAEOLOGY STRATEGIES ADDRESS THE PLAN GOALS

| | | Goals | | | | | | | | | | | | | | | | | | | | |
|------------|------|-----------|---|--------------------------------|---|---|---|---|----------------|--------------------------------|----|----|----|---------|----|---------|---------|----|---------------|----|----|--|
| | | Community | | Natural Resources & Recreation | | | | | History & Arch | Physical & Social Connectivity | | | | Economy | | Housing | Climate | | Town Capacity | | | |
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | |
| Strategies | 1.1 | | | | | | | | ● | | | | | | | | | | | | | |
| | 1.2 | | | | | | | | ● | | | | | | | | | | | | | |
| | 1.3 | | | | | | | | ● | | | | | | | | | | | | | |
| | 1.4 | | | | | | | | ● | | | | | | | | | | | | | |
| | 1.5 | | | | | | | | ● | | | | | | | | | | | | | |
| | 1.6 | | | | | | | | ● | | | | | | | | | | | | | |
| | 1.7 | | | | | | | | ● | | | | | | | | | | | | | |
| | 1.8 | | | | | | | | ● | | | | | | | | | | | | | |
| | 1.9 | | | | | | | | ● | | | | | | | | | | | | | |
| | 1.10 | | | | | | | | ● | | | | | | | | | | | | | |
| | 1.11 | | | | | | | | ● | | | | | | | | | | | | | |
| | 1.12 | | | | | | | | ● | | | | | | | | | | | | | |
| | 1.13 | | | | | | | | ● | | | | | | | | | | | | ● | |
| | 1.14 | | | | | | | | ● | | | | | | | | | | | | | |
| | 1.15 | | | | | | | | ● | | | | | | | | | | | | | |

HOW NATURAL RESOURCES STRATEGIES ADDRESS THE PLAN GOALS

| | | Goals | | | | | | | | | | | | | | | | | | | |
|------|--|-----------|---|--------------------------------|---|---|---|---|----------------|--------------------------------|----|----|----|---------|----|---------|---------|----|---------------|----|----|
| | | Community | | Natural Resources & Recreation | | | | | History & Arch | Physical & Social Connectivity | | | | Economy | | Housing | Climate | | Town Capacity | | |
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 2.1 | | | | ● | ● | ● | ● | ● | | | | | | | | | ● | ● | | ● | |
| 2.2 | | | | ● | ● | ● | ● | | | | | | | | | | | ● | | | |
| 2.3 | | | | ● | ● | ● | ● | ● | | | | ● | | | | | | ● | | | ● |
| 2.4 | | | | ● | ● | ● | ● | ● | | | | ● | | | | | | ● | ● | ● | ● |
| 2.5 | | | | | ● | ● | ● | | | | | ● | | | | | | | | | |
| 2.6 | | | | ● | ● | ● | ● | ● | | | | | | | | | | ● | ● | | ● |
| 2.7 | | | | ● | ● | ● | ● | ● | | | | | | | | | | ● | ● | | ● |
| 2.8 | | | | ● | ● | ● | ● | ● | | | | | | | | | | ● | ● | | ● |
| 2.9 | | | | | ● | ● | | ● | | | | | | | ● | | | | | | |
| 2.10 | | | | ● | ● | | | ● | | | | | | | | | | | | | |
| 2.11 | | | | ● | ● | ● | ● | | | | | | | | | | | ● | | | |
| 2.12 | | | | ● | | | | | | | | | | | | | | ● | | ● | |
| 2.13 | | | | | ● | ● | ● | | | | | | | | | | | | | | |
| 2.14 | | | | | | ● | | | | | | | | | ● | | | | | | |
| 2.15 | | | | | | ● | | | | | | | | | ● | | | | | | |
| 2.16 | | | | | | ● | | | | | | | | | | | | | | ● | |
| 2.17 | | | | | | ● | | | | | | | | | | | | | | | |
| 2.18 | | | | | | ● | | | | | | | | | | | | | | | |
| 2.19 | | | | | | ● | | | | | | | | | | | | | | | |
| 2.20 | | | | ● | ● | | | ● | ● | | | | | | | | | ● | | | |
| 2.21 | | | | ● | | | | ● | ● | | | | | | | | | ● | | ● | |
| 2.22 | | | | ● | | | | ● | | | | | | | | | | | | | |
| 2.23 | | | | ● | ● | | | ● | | | | | | | | | | ● | | ● | |
| 2.24 | | | | ● | ● | | | ● | | | | | | | | | | ● | | ● | |
| 2.25 | | | | ● | | | | ● | | | | | | | | | | ● | | ● | |
| 2.26 | | | | | | | | ● | ● | | | | | | | | | | | | |
| 2.27 | | | | ● | ● | | | ● | | | | | | | | | | ● | | | |
| 2.28 | | | | ● | ● | ● | ● | | | | | | | | | | | ● | | | |
| 2.29 | | | | | | ● | | | | | | | | | | | | ● | | | |
| 2.30 | | | | | ● | | | ● | ● | | | | | | | | | | | | |
| 2.31 | | | | ● | ● | ● | ● | | | | | | | | | | | ● | | | |
| 2.32 | | | | ● | | | | | | | | | | | | | | ● | | | |
| 2.33 | | | | ● | | | | | | | | | | | | | | ● | | ● | |
| 2.34 | | | | | ● | | | | | | | | | | | | | | | | |
| 2.35 | | | | ● | ● | | | ● | | | | | | | | | | | | | |
| 2.36 | | | | | | ● | | | | | | | | | | | | ● | ● | ● | |
| 2.37 | | | | | | | | ● | | | | | | | | | | ● | | | |
| 2.38 | | | | | | ● | | | | | | | | | | | | ● | ● | | |
| 2.39 | | | | ● | ● | | | ● | | | | | | | | | | | | | |
| 2.40 | | | | ● | | | | | | | | | | | | | | ● | | | |
| 2.41 | | | | ● | ● | ● | ● | ● | | | | | | | | | | ● | | | |
| 2.42 | | | | | | ● | | | | | | | | | | | | | | | ● |
| 2.43 | | | | ● | ● | | | ● | | | | | | | | | | | | | ● |
| 2.44 | | | | ● | ● | ● | ● | | | | | | | | | | | | | | ● |
| 2.45 | | | | | ● | ● | ● | | | | | | | | | | | | | | ● |
| 2.46 | | | | | | ● | | | | | | | | | | ● | | | | | |

Strategies

HOW MARINE RESOURCES STRATEGIES ADDRESS THE PLAN GOALS

| | | Goals | | | | | | | | | | | | | | | | | | | |
|------------|------|-----------|---|--------------------------------|---|---|---|---|----------------|--------------------------------|----|----|----|---------|----|---------|---------|----|---------------|----|----|
| | | Community | | Natural Resources & Recreation | | | | | History & Arch | Physical & Social Connectivity | | | | Economy | | Housing | Climate | | Town Capacity | | |
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| Strategies | 3.1 | | | | ● | | ● | ● | | | | ● | ● | | | | | | | | |
| | 3.2 | | | | | | ● | | | | | | | ● | ● | | | | | | |
| | 3.3 | | | ● | ● | | | | | | | | | | | | | | | | |
| | 3.4 | | | | | | ● | | | | | | | | | ● | | | | | |
| | 3.5 | | | | | | ● | | | | | | | | | | | | | | |
| | 3.6 | | | ● | | | ● | | | | | | | | | | | | | | |
| | 3.7 | | | | | | ● | | | | | | | ● | | | | | | | |
| | 3.8 | | | ● | ● | ● | ● | ● | | | | | | | | | ● | | | | |
| | 3.9 | | | ● | ● | ● | ● | ● | | | | | | | | | ● | | | ● | |
| | 3.10 | | | | | | ● | | | | | | | | | | | | | | |
| | 3.11 | | | | | | ● | ● | | | | ● | ● | | | | | | | | |
| | 3.12 | | | ● | | | ● | | | | | | | | | | | | | | |
| | 3.13 | | | | | | ● | ● | | | | ● | ● | | | | | | ● | | |
| | 3.14 | | | | | | ● | | | | | | | | | | | | | | |

HOW ECONOMY STRATEGIES ADDRESS THE PLAN GOALS

| | | Goals | | | | | | | | | | | | | | | | | | | |
|------------|------|-----------|---|--------------------------------|---|---|---|---|----------------|--------------------------------|----|----|----|---------|----|---------|---------|----|---------------|----|----|
| | | Community | | Natural Resources & Recreation | | | | | History & Arch | Physical & Social Connectivity | | | | Economy | | Housing | Climate | | Town Capacity | | |
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| Strategies | 4.1 | | | | | | | | | | | | | ● | | | | | | | |
| | 4.2 | | | | | | | | | | | ● | ● | ● | | | | | | | |
| | 4.3 | | | | | | | | | | | ● | ● | | | | | | | | |
| | 4.4 | | | | | | | | | | ● | | ● | | ● | ● | ● | | | | |
| | 4.5 | | | | | | | | | | | | ● | ● | | | | | | | |
| | 4.6 | | | | | | | | | | | | ● | | | | | | | | |
| | 4.7 | | | | | | | | | | | | ● | ● | | | | | | | |
| | 4.8 | | | | | | | | | | | | ● | | | | ● | | | ● | |
| | 4.9 | ● | | | | | | | | | | | ● | ● | ● | | | | | ● | |
| | 4.10 | | | | | | | | | | | | ● | ● | | | | | | | |
| | 4.11 | | | | | | | | | | | | ● | ● | | | | | | ● | |
| | 4.12 | | | | | | | | | | | | ● | ● | | | | | | | |
| | 4.13 | | | | | | | | | | | | | ● | | | | | | ● | |
| | 4.14 | | | | | | | | | | | | | ● | | | | | | | |
| | 4.15 | | | | | | | | | | | | ● | ● | | | | | | | |
| | 4.16 | | | | | | | | | | | | ● | ● | | | | | | ● | |
| | 4.17 | | | | | | | | | | | | ● | ● | | | | | | | |
| | 4.18 | | | | | | | | | | | | ● | ● | | | | | | | |
| | 4.19 | | | | | | ● | | | | | | ● | ● | | | | | | | |
| | 4.20 | | | | | | | | | | | | ● | ● | | | | | | | |
| | 4.21 | | | | | | | | | | | | ● | ● | | | | | | | |
| | 4.22 | | | | | | | | | | | | ● | ● | | | | | | | |
| | 4.23 | | | | | | | | | | | | ● | ● | | | | | | | |
| | 4.24 | | | | | | | | | | | | ● | ● | | | | | | | |
| | 4.25 | | | | | | | | | | ● | | ● | | ● | | | | | | |
| | 4.26 | | | | | | | | | | ● | | | | ● | | | | | | |
| | 4.27 | | | | | | | | | | | | ● | ● | | | | | | | |
| | 4.28 | | | | | | | | | | | | | | ● | | | | ● | ● | |

HOW HOUSING STRATEGIES ADDRESS THE PLAN GOALS

| | | Goals | | | | | | | | | | | | | | | | | | | |
|------------|------|-----------|---|--------------------------------|---|---|---|---|----------------|--------------------------------|----|----|----|---------|----|---------|---------|----|---------------|----|----|
| | | Community | | Natural Resources & Recreation | | | | | History & Arch | Physical & Social Connectivity | | | | Economy | | Housing | Climate | | Town Capacity | | |
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| Strategies | 5.1 | ● | ● | | | | | | | ● | ● | ● | | | | ● | ● | ● | ● | | |
| | 5.2 | ● | ● | | | | | | | | | | | | | ● | | | | | |
| | 5.3 | ● | ● | | | | | | | | | | | ● | | ● | | | | | |
| | 5.4 | ● | ● | | | | | | | | | | | | | ● | | | | | |
| | 5.5 | ● | ● | | | | | | | | | | | | | ● | | | | | |
| | 5.6 | ● | ● | | | | | | | | | | | | | ● | | | | | |
| | 5.7 | ● | ● | | | | | | | | | | | | | ● | | | | | |
| | 5.8 | ● | ● | | | | | | | | | | | | | ● | | | | | |
| | 5.9 | ● | ● | | | | | | | ● | | | ● | | | ● | ● | | ● | ● | |
| | 5.10 | | | | | | | | | | | | ● | | | ● | | | | | |

HOW RECREATION STRATEGIES ADDRESS THE PLAN GOALS

| | | Goals | | | | | | | | | | | | | | | | | | | |
|------------|-----|-----------|---|--------------------------------|---|---|---|---|----------------|--------------------------------|----|----|----|---------|----|---------|---------|----|---------------|----|----|
| | | Community | | Natural Resources & Recreation | | | | | History & Arch | Physical & Social Connectivity | | | | Economy | | Housing | Climate | | Town Capacity | | |
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| Strategies | 6.1 | | | ● | ● | ● | ● | ● | | | ● | ● | ● | | | | ● | ● | | ● | |
| | 6.2 | | | ● | ● | ● | ● | ● | | | ● | ● | ● | | | | ● | ● | | ● | |
| | 6.3 | | | | | | | ● | | | ● | | ● | | | | | | | | |
| | 6.4 | | | | | | | ● | | | | | | | | | | | | | |
| | 6.5 | | | | | | | ● | | ● | ● | ● | ● | | | | | | | ● | |
| | 6.6 | | | ● | ● | ● | ● | ● | | | ● | ● | ● | | | | | | | | |
| | 6.7 | | | ● | ● | ● | ● | ● | | | | | ● | | | | | | | ● | |

HOW TRANSPORTATION STRATEGIES ADDRESS THE PLAN GOALS

| | | Goals | | | | | | | | | | | | | | | | | | | |
|------------|------|-----------|---|--------------------------------|---|---|---|---|----------------|--------------------------------|----|----|----|---------|----|---------|---------|----|---------------|----|----|
| | | Community | | Natural Resources & Recreation | | | | | History & Arch | Physical & Social Connectivity | | | | Economy | | Housing | Climate | | Town Capacity | | |
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| Strategies | 7.1 | ● | ● | | | | | | ● | ● | | ● | | | | | ● | | ● | | |
| | 7.2 | | | | | | | | ● | ● | ● | | | | | | ● | ● | | | |
| | 7.3 | | | | | | | | ● | ● | ● | | | | | | ● | ● | | | |
| | 7.4 | | | | | | | | ● | ● | ● | | | | | | ● | ● | | | |
| | 7.5 | | | | | | | | ● | ● | | ● | ● | ● | | | | | | | |
| | 7.6 | ● | ● | | | | | | ● | ● | | | | | | | ● | | | | |
| | 7.7 | ● | ● | | | | | | ● | ● | | | | | ● | ● | ● | | | | |
| | 7.8 | | | | | | | | ● | | | | | | | | | | ● | | |
| | 7.9 | | | | | | | | ● | | | | | | | | | | | | |
| | 7.10 | | ● | | | | | ● | | ● | | ● | | | | | | | | | |
| | 7.11 | | | | | | | ● | | ● | | ● | | | | | ● | ● | | | |
| | 7.12 | | | | | | | ● | | ● | ● | ● | | | | | ● | ● | ● | | |
| | 7.13 | ● | ● | ● | ● | ● | | | ● | ● | | ● | | | ● | | ● | ● | | | |
| | 7.14 | | | | | | | | ● | ● | | ● | | | | | | | | | |
| | 7.15 | ● | ● | | | | | | ● | ● | | ● | | | | | | | | ● | |
| | 7.16 | ● | ● | | | | | | ● | ● | | ● | | | | | | | | ● | |
| | 7.17 | ● | ● | | | | | | ● | ● | | | ● | | | | ● | | ● | | |
| | 7.18 | | | | | | | | ● | | | | | | | | ● | | | | |
| | 7.19 | | | | | | | | ● | | | | | | | | ● | | | | |
| | 7.20 | | | | | | | | ● | ● | | | | | | | ● | | | | |

HOW TOWN, PUBLIC FACILITIES & SERVICES STRATEGIES ADDRESS THE PLAN GOALS

| | | Goals | | | | | | | | | | | | | | | | | | | |
|------|---|-----------|---|--------------------------------|---|---|---|---|----------------|--------------------------------|----|----|----|---------|----|---------|---------|----|---------------|----|----|
| | | Community | | Natural Resources & Recreation | | | | | History & Arch | Physical & Social Connectivity | | | | Economy | | Housing | Climate | | Town Capacity | | |
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 8.1 | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | |
| 8.2 | | | | ● | | | ● | | | | | | | | | ● | ● | ● | | | |
| 8.3 | | | ● | ● | ● | | | | | | | | | | ● | ● | ● | ● | | | |
| 8.4 | ● | ● | | | | | | | ● | ● | | ● | | | ● | | | ● | | | |
| 8.5 | ● | ● | | ● | ● | | | ● | ● | ● | | | | | ● | | | ● | | | |
| 8.6 | | | ● | ● | ● | | ● | | | | | | | | | ● | | ● | | | |
| 8.7 | ● | ● | | | | | ● | | ● | ● | | | ● | ● | ● | ● | ● | ● | | | |
| 8.8 | | | | | | | | | | | | | | | | | | ● | | | |
| 8.9 | | | | | | | | | | | | | | | | | | ● | | | |
| 8.10 | | | | | | | | | | | | | | | | | | ● | | | |
| 8.11 | | | | | | ● | | | | | | | | | | ● | | ● | ● | | |
| 8.12 | | | | | | | | | ● | | | | | | | | ● | ● | | | |
| 8.13 | | | | | | | | | ● | | | | | | | | ● | ● | | | |
| 8.14 | | | | | | | | | | | | | | | | | ● | | ● | | |
| 8.15 | | | | | | | | | | | | | | | | ● | ● | ● | ● | ● | |
| 8.16 | | ● | ● | ● | ● | ● | ● | | | ● | | | | | | ● | ● | ● | | | |
| 8.17 | | ● | ● | ● | ● | ● | ● | | | ● | | | | | | ● | ● | ● | | | |
| 8.18 | | ● | ● | ● | ● | ● | ● | | | ● | | | | | | ● | ● | ● | | | |
| 8.19 | | | ● | ● | | ● | | | | | | | | | | ● | | ● | | | |
| 8.20 | | | ● | | | | | | | | | | | | | ● | | ● | ● | | |
| 8.21 | | | ● | ● | ● | ● | ● | | | | | | | | | ● | | ● | | | |
| 8.22 | | | | | | | | | | | | | | | | | | ● | | ● | |
| 8.23 | ● | ● | | | | | | | | ● | ● | | | | | | | ● | ● | ● | |
| 8.24 | ● | ● | | | | | | | | ● | ● | | | | | | | ● | ● | ● | |
| 8.25 | ● | ● | | | | | | | | ● | ● | | | | | | | ● | ● | ● | |
| 8.26 | | ● | | | | | ● | | | | ● | | | | | | | ● | | | |
| 8.27 | | ● | | | | | ● | | | | ● | | | | | | | ● | | | |
| 8.28 | ● | ● | | | | | ● | | | | ● | | | | | | | ● | | | |
| 8.29 | | | | | | | | | | | ● | | | | | | | ● | | | |
| 8.30 | | | | | | | | | | | | | | | | | | ● | | | |
| 8.31 | | | | | | | | | | | | | | | | | | ● | | ● | |
| 8.32 | | | | | | | | | | | ● | | | | | | ● | ● | ● | ● | |
| 8.33 | | | | | | | | | | | | | | | | | ● | ● | | | |
| 8.34 | ● | ● | | | | | | | | ● | ● | | | ● | | | | ● | ● | ● | |
| 8.35 | ● | ● | | | | | | | | ● | ● | | | ● | | | | ● | ● | ● | |
| 8.36 | ● | ● | | | | | | | | ● | ● | | | ● | | | | ● | ● | ● | |
| 8.37 | ● | ● | | | | | | | | ● | ● | | | ● | | | | ● | ● | ● | |
| 8.38 | | | | | | | ● | | | | ● | | | | | | | ● | ● | ● | |
| 8.39 | ● | | | | | | | | | ● | | | ● | | ● | | | ● | ● | | |
| 8.40 | ● | ● | | | | | | | | ● | | | | | | | | | ● | | |
| 8.41 | | ● | | | | | | | | | | | | | | | | | ● | | |
| 8.42 | | ● | | | | | | | | ● | ● | | | | | | | ● | ● | | |
| 8.43 | ● | ● | | | | | | | ● | ● | | | | | | | | ● | ● | | |

(CHART CONTINUED ON NEXT PAGE)

| | | Goals | | | | | | | | | | | | | | | | | | | |
|------------|------|-----------|---|--------------------------------|---|---|---|----------------|--------------------------------|---|----|----|---------|----|---------|---------|----|---------------|----|----|----|
| | | Community | | Natural Resources & Recreation | | | | History & Arch | Physical & Social Connectivity | | | | Economy | | Housing | Climate | | Town Capacity | | | |
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| Strategies | 8.44 | | ● | | | | | | | | | | | | | | | ● | ● | | |
| | 8.45 | | ● | | | | | | | ● | ● | | | | | | | ● | ● | | |
| | 8.46 | | | | | | | | | | | | | | | | | ● | | | |
| | 8.47 | | | | | | | | | | | | | | | | | ● | | | |
| | 8.48 | | | | | | | | | | | | | | | | | ● | | | |
| | 8.49 | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | |
| | 8.50 | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | |
| | 8.51 | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | |
| | 8.52 | | | | | | | | | | | | | | | | ● | ● | ● | ● | |
| | 8.53 | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | |
| | 8.54 | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | |
| | 8.55 | | | | | | | | | | | | | | | | | ● | ● | | |
| | 8.56 | | | | | | | | | | | | | | | | | ● | ● | | |
| | 8.57 | | | | | | | | | | | | | | | | | ● | ● | | |
| | 8.58 | | | | | | | | | | | ● | | | | | | ● | | | |
| | 8.59 | | | | | | | | | | | | | | | | ● | ● | ● | ● | |
| | 8.60 | | | | | | | | | | | | | | | | ● | ● | ● | ● | |
| | 8.61 | | | | | | | | | | | | | | | | ● | ● | | ● | |
| 8.62 | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | |
| 8.63 | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | |



Community Engagement

- E1** List of Interview and Focus Group Participants and Advisory Group Participants
- E2** List of Comprehensive Plan Events and Steering Committee Meetings
- E3** Summary of CompFest Event – July 29, 2021
- E4** Summary of Comp Plan Open House – September 19, 2021
- E5** Community Presentation:
What You’ve Told Us – November 16, 2021
- E6** York Comprehensive Plan Community Survey Results
– October 2021
- E7** York Comprehensive Plan Online Engagement Summary from Project Website
- E8** York Planning Board Public Hearings on Draft Comprehensive Plan



E1 List of Interview and Focus Group Participants and Advisory Group Participants

In addition to discussions at community meetings and the Comprehensive Plan Steering Committee meetings, the CivicMoxie team conducted interviews and focus groups during the comprehensive planning process. Members of the Steering Committee all provided additional information and insight in their respective areas of knowledge throughout the planning process.

Interviews & Focus Groups

York Town Staff

Steve Burns, Town Manager

Dylan Smith, Planning Director

DeCarlo Brown, Land Use Planner

Wendy Anderson, Finance Director

Chris Balentine, Chief of York Village Fire Department

Robin Cogger, Director of Parks & Recreation

Owen Davis, Acting Chief of York Police Department

Tim Deperrio, Public Works Foreman

Zak Harding, York School Department Business Administrator

Amber Harrison, Code Enforcement Director, LHO, CRS, Coordinator

Elizabeth Hayden, Administrative Assistant Public Works

Leslie Hinz, Stormwater Manager, Assistant Code Enforcement Officer

Brett Horr, GISP, Director of GIS and Technology

Patience Horton, Recording Secretary

Diana Janetos, Assistant to the Town Manager

Reenie Johnson, Code Enforcement Administrative Assistant

Robin Kerr, Mount Agamenticus Conservation Coordinator

Kathryn Lagasse, Assistant Town Manager, Human Resources Director

Dean A. Lessard, P.E., Director of Public Works

Rick Mace, Tax Assessor

Lynn Osgood, Town Clerk/Tax Collector

Nicole Pestana, Emergency Management Specialist

Jo-Ellen Ross, The Center for Active Living Director

Chris Rynne, York School Department Building and Grounds Manager

Luke Vigue, Lister/Appraiser, Assistant Code Enforcement Officer

Jeffrey Welch, Fire Chief of York Beach Fire Department



Members from Town Boards, Commissions, and Committees (alphabetical order)

Stephanie Byrne, Conservation Commission, Chair

Aaron Fontaine, Committee to Combat Racism and Bias, Chair

Nan Graves, Budget Committee, Chair

David McCarthy, Bicycle & Pedestrian Committee, Chair

Gerry Runte, Energy Steering Committee

Mike Sinclair, Harbor Board, Chair

Scott Stevens, Historic District Commission, Chair

David Webber, Shellfish Commission, Shellfish Warden

Other Entities, Organizations, and Individuals (alphabetical order)

Anchorage Inn

Raymond Ramsey, Owner

Cliff House

Andrew Bartlett, Director of Hotel Operations

Crane Hotel Group

Joseph Lipton, CEO

InvestComm Commercial Group

Suzanne M. McKechnie

Old York Historical Society

Joel Lefever, Executive Director and Chief Curator

Suzanne Little, President, Board of Trustees

Southern Maine Finance Authority (SMFA)

Will Armitage, President

Southern Maine Planning & Development Commission

Abbie Sherwin, Senior Planner and Coastal Resilience Coordinator

Karina Graeter, Sustainability Coordinator

Chuck Morgan, Economic and Community Development Director

York Community Service Association

Michelle Surdoval, Executive Director

York Hospital

Patrick Taylor, CEO

York Housing

Jud Knox, Chairman

Patricia Martine, Executive Director

Fiona McQuaide, Assistant Director



York Public Library

Michelle Sampson, Director

York Sewer District

Tim Haskell, Superintendent

Phil Tucker, Assistant Superintendent

York Water District

Don Neumann, Superintendent

Gary Stevens, Assistant Superintendent

Patrick Desrosiers, Financial Manager

Daniel J. Flaig, PE, Water Practice Group Leader for Maine, Wright-Pierce

Collin Stuart, PE, Project Engineer, Wright-Pierce

Emerson (Tad) Baker, Ph.D., Professor of History, Salem State University

Stefan Claesson, Principal, Nearview, LLC



Advisory Group

(Community members who answered a special call for volunteers and who were invited to participate in focus groups in June 2021)

David Ballou

Jeff Berlin

J. Bockstoce

A. Bouchard

G. Christensen

Tracy Colburn

Dave Emery

Dave Gittens

Peter Goodwin

Greg Gosselin

Jamie Harrod

J. Hunter

Dave Johnson

Amanda Keyes

Joel Lefever

Sue Little

D. MacGillis

Mike Modern

Paul Radochia

R Rohrabacher

Jim Smith

M. Surdoval

Philip Tucker



E2 List of Comprehensive Plan Events and Steering Committee Meetings

Chapter 3: Engaging the York Community includes a diagram of community participation throughout the Comprehensive Plan process. Below is a list of the meetings and events. All of the Comprehensive Plan Steering Committee meeting agendas and minutes can be found on the Town of York’s website: www.yorkmaine.org/AgendaCenter under “Comp Plan Steering Committee,” and recordings of the SC meetings can be found on the Town’s streaming website: <https://townhallstreams.com/town.php?id=77>.

Presentation and other meeting materials can be viewed and downloaded from the Town of York’s Planning Department webpage: <https://www.yorkmaine.org/162/Planning>.

Black indicates in-person meeting/event; orange text indicates virtual/online meeting/event

- 4/12/2021 Steering Committee (SC)
- 5/3/2021 Steering Committee (SC)
- 6/7/2021 Steering Committee (SC)
- 6/14/2021 Comp Plan on the Road - Auto Show
- 7/1/2021 Steering Committee (SC)
- 7/29/2021 CompFest! Project Launch at Churchill Barn
- 8/2/2021 Steering Committee (SC)
- 8/9/2021 Selectboard Presentation
- 9/1/2021 Comp-on-the-Road – Center for Active Living
- 9/1/2021 Comp-on-the-Road - York School Committee Meeting
- 9/2/2021 Steering Committee (SC)
- 9/8/2021 Comp-on-the-Road – York County Service Association
- 9/8/2021 Comp-on-the-Road – York Housing Authority resident group
- 9/16/2021 Comp-on-the-Road – York County Service Association
- 9/16/2021 Steering Committee (SC)
- 9/17/2021 Comp-on-the-Road -Rotary Club
- 9/18/2021 Comp-on-the-Road - Harbor Board York River Clean-up
- 9/19/2021 Comp Plan Open House – A Deep Dive in Current Conditions at YCA
- 9/27/2021 Selectboard Presentation
- 10/4/2021 Steering Committee (SC)
- 11/4/2021 Steering Committee (SC)
- 11/16/2021 Comp Plan Public Meeting - What we have heard so far
- 12/6/2021 Steering Committee (SC)
- 12/16/2021 Steering Committee (SC)



| | |
|------------|---------------------------------|
| 12/20/2021 | Steering Committee (SC) |
| 12/30/2021 | Steering Committee (SC) |
| 1/3/2022 | Steering Committee (SC) |
| 1/10/2022 | Steering Committee (SC) |
| 1/19/2022 | Steering Committee (SC) |
| 1/24/2022 | Steering Committee (SC) |
| 1/30/2022 | Steering Committee (SC) |
| 2/7/2022 | Steering Committee (SC) |
| 2/7/2022 | Selectboard Presentation |
| 2/9/2022 | Steering Committee (SC) |
| 2/16/2022 | Steering Committee (SC) |
| 2/23/2022 | Steering Committee (SC) |
| 2/28/22 | Steering Committee (SC) |
| 3/1/2022 | Steering Committee (SC) |
| 3/7/2022 | Steering Committee (SC) |
| 3/11/2022 | Steering Committee (SC) |
| 3/14/2022 | Steering Committee (SC) |
| 3/17/2022 | Steering Committee (SC) |
| 3/23/2022 | Steering Committee (SC) |
| 3/30/2022 | Steering Committee (SC) |
| 4/4/2022 | Steering Committee (SC) |
| 4/18/2022 | Steering Committee (SC) |
| 4/28/2022 | Planning Board Presentation |
| 5/12/2022 | CompFest II! |
| 6/23/2022 | Planning Board Public Hearing |
| 7/28/2022 | Planning Board Public Hearing 2 |



E3 Summary of *CompFest!* Event

August 28, 2021



YORK

COMPREHENSIVE PLAN

CompFest!

July 29th



For more information visit the Comprehensive Plan website:

CompPlan.net

or www.YorkMaine.org

Report Back on CompFest! Event

Key numbers, themes, and takeaways

*Comprehensive Plan Steering Committee Meeting
August 2, 2021*

Comp*Fest!* by the numbers

80

attendees signed in
(anecdotally, some attendees
walked past the sign-in table)

76

**completed
surveys**

75

**completed
passports**

69

**Passports had stamps
at all 6 stations**

487 Post-it
comments



Comp *Fest!* Attendees

Comp *Fest!* had geographic representation from many different areas of York

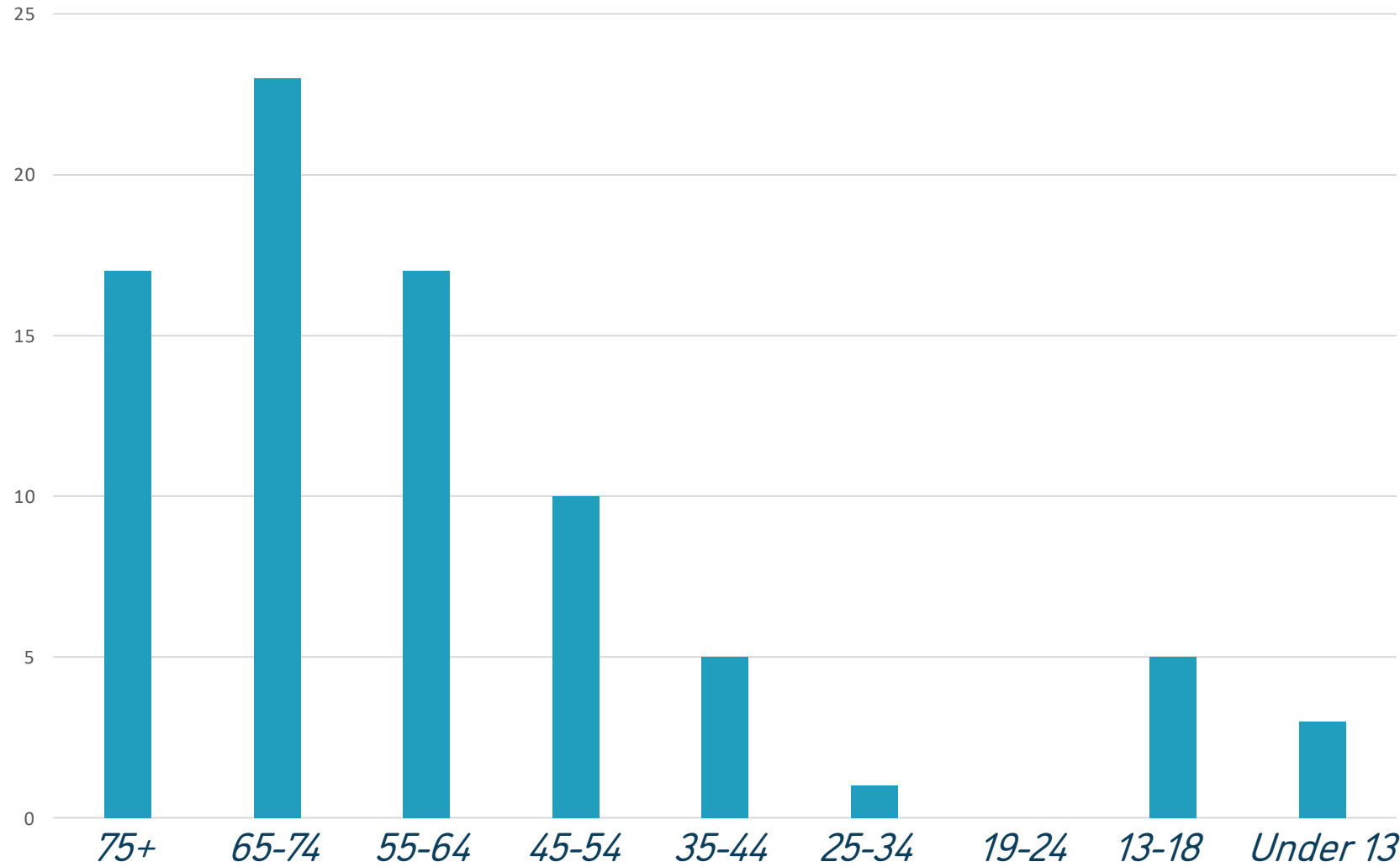
4 attendees noted that they do not live in York



CompFest! Attendees

50% of attendees were over age 65 and 70% were over age 55

Age of Attendees

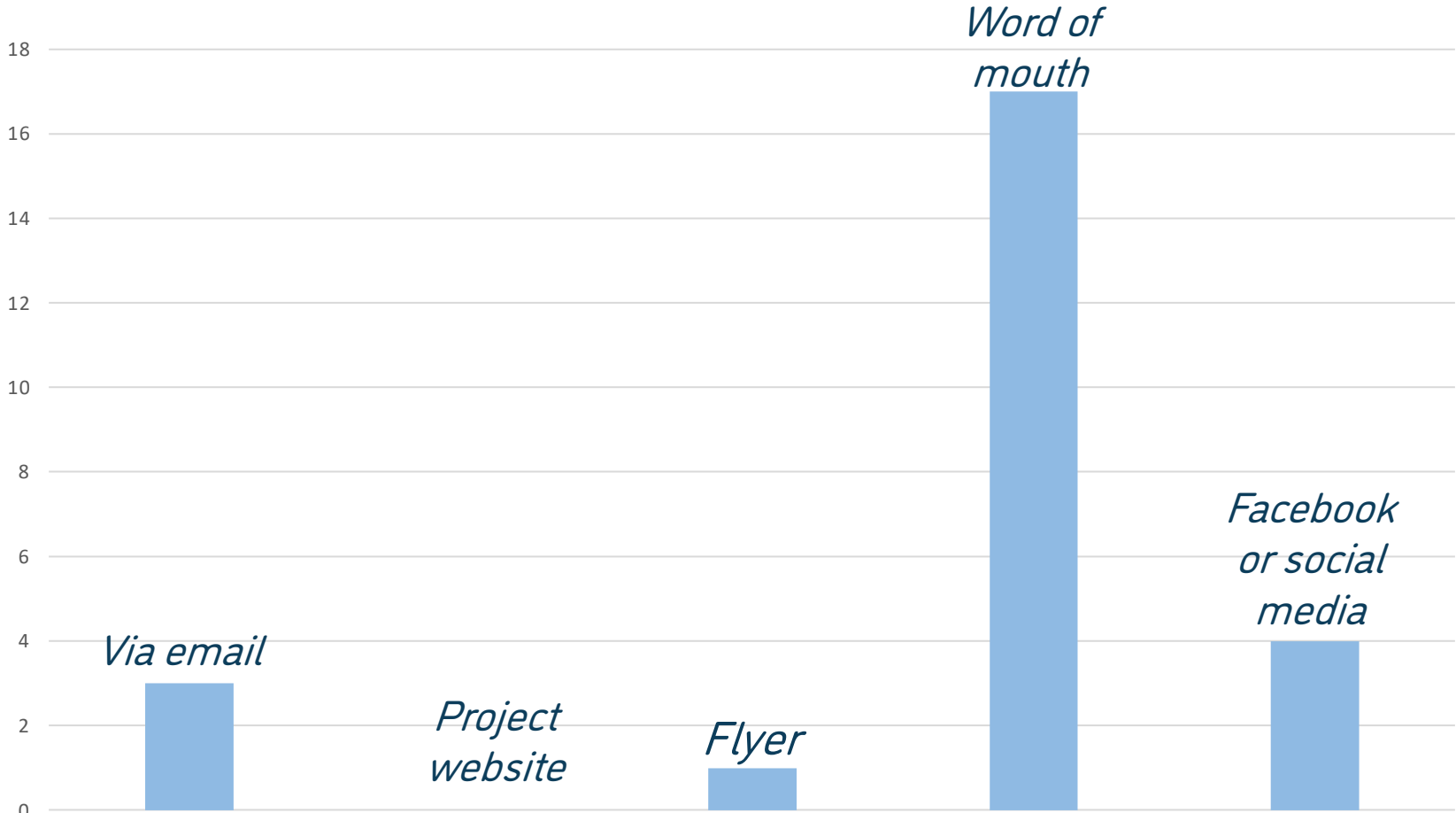


Based on 81 responses to this question

CompFest! Attendees

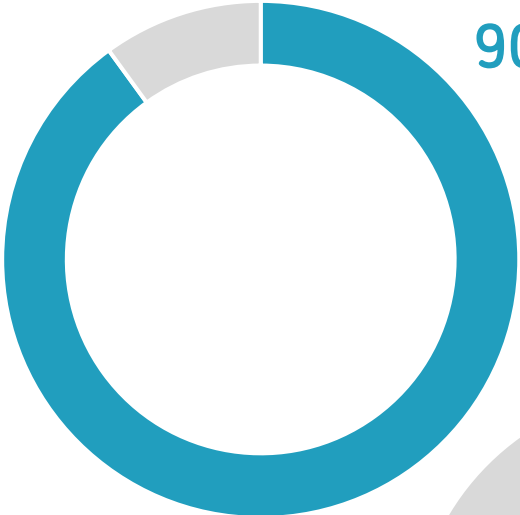
Word of mouth was the most successful method for getting people to the event

How did you hear about this event?



Based on 25 responses to this question

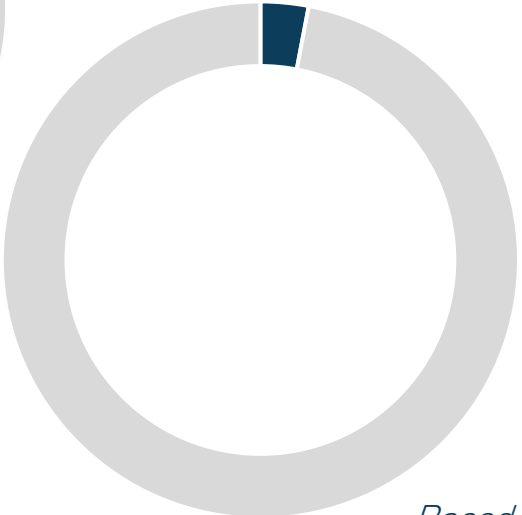
CompFest! Attendees



90% of respondents* [61 people] live in York year-round



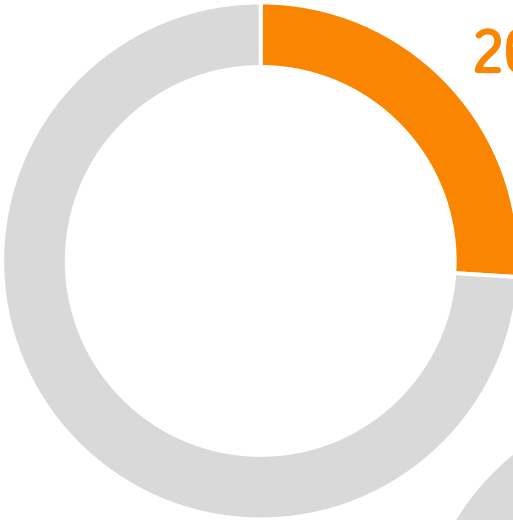
4% of respondents* [3 people] live in York part-time



3% of respondents* [2 people] were visiting York

Based on 68 survey responses with answers to demographic questions

CompFest! Attendees



26% of respondents* [18 people] work in York

16 of the 18 people who work in York also live in York year-round



7% of respondents* [5 people] own a business in York

All who stated they own a business in York also stated they live in York year-round

Based on 68 survey responses with answers to demographic questions

Tell us one thing you love about York



Based on 76 survey responses with answers to this question

What is one thing you would change in York?



Based on 75 survey responses with answers to this question

STATION 1: HOUSING, ECONOMY, EXISTING LAND USE

DO YOU WANT TO SEE NEW BUSINESSES IN YORK? IF SO, WHAT?

- **YES, SMALL OR LOCAL BUSINESSES** More restaurant/food options, including family-friendly, upscale, pick-up, food trucks (12), cafes/bakeries/breakfast spots/delis (6), small grocery for local produce (2), retail (2), craft shops/makers spaces (2), and bookstores (3)
- **YES, COMMUNITY SPACES** Additional community spaces/facilities, particularly an indoor pool (3), fitness center (1), community gathering spaces (1), elderly care (1), and affordable gym for seniors (1).
- **YES, NEW INDUSTRIES** Expansion of aquaculture and agriculture (2), tech start ups (2), shared/remote workspace (2), manufacturing (1), middle class jobs (1), hockey school/training program (1), efforts to make it easier to start a business (1), and micro-businesses in multi-use buildings (1).
- **YES, YEAR-ROUND ACTIVITIES** Winter activities and year-round dining to make York a year-round destination (2), support for businesses in off-season (1)
- **YES, DIVERSITY** Diverse types of businesses and more diversity downtown (2), more minority-owned businesses (1), increase 35–44-year-olds (1), balance between residential and commercial (1)
- **YES, MISC** Transportation around town (1), EV trolley to York sites (1), transit-friendly (1), better developed beach area (1)
- **NO** no more formula restaurants (1)

60 total responses to this question. Numbers in parentheses reflect # of occurrences of each comment

DO YOU THINK THERE IS ENOUGH HOUSING IN YORK?

- **NO, NOT ENOUGH AFFORDABLE** not enough affordable housing (20), workforce affordable housing (7), smaller housing/units/entry level homes (4), rentals/apartments (3), seasonal worker housing/dorms (2), allow smaller lot sizes/more variances (3)
- **NO, NOT ENOUGH SENIOR HOUSING** not enough 55+ housing (1), elderly housing (1), middle/low-income housing for seniors (1), multi-generational housing (1), empty nester housing (1)
- **YES** there are too many developments and underutilized seasonal second homes (4), should not increase population density (1), no more cul-de-sacs (1), let market dictate (1)

STATION 2: NATURAL RESOURCES, MARINE RESOURCES, RECREATION, AG + FORESTRY

FAVORITE OUTDOOR SPACE IN YORK?

Most frequent answers:

- Beaches (31), including Harbor Beach, Short Sands, Cape Neddick, Long Sands
- Mount A (10)
- York River (9)
- Hiking trails (4) including Water District, Land Trust, Mount A

Other mentions:

- York Harbor (2), Hartley Mason Park (3), Wiggly Bridge (1), Cliff Walk (1), Steedman Woods (1), Strawberry Island (1) Bogg Field (1)
- Village center (1), historic properties (1), Main St (1), Scituate Rd (1)
- Own yard/neighborhood/personal property (3)
- Lobster in the Rough (1)

WHAT DO YOU LIKE ABOUT IT?

- Quiet
- Animals
- Plants
- Scenery/view
- Trails that aren't crowded
- Surfing
- Beach dinner
- Smells

ARE THERE ANY SPECIFIC AREAS AROUND YORK THAT YOU FEEL ARE ESPECIALLY VULNERABLE?

Most frequent answers:

- The rivers (13), including Cape Neddick River (5) and the York River (2)
- Beaches and shoreline (6), including Cape Neddick Beach (3)
- Watershed areas (3)
- Cliff Walk + Fisherman's Walk (2)

Other mentions:

- Lake Carolyn (1), Ellis Park (1), Salt marshes (1)
- Sidewalk-less areas (1), Route 1A along Long Sands Beach (1), businesses along RR Ave (1)
- Rural areas being developed (1), developments in Ogunquit river area (1), septic tank proximity (1), York Heights (1)
- Land acknowledged for native peoples (1)

STATION 3: TRANSPORTATION, PUBLIC FACILITIES + SERVICES, WATER RESOURCES

DOES YORK MEET TRANSPORTATION NEEDS OF ALL USERS?

- **NO, PUBLIC TRANSPORTATION OR OTHER BUS SERVICE** public transportation (8), local bus service (3), more buses in summer (1), use of trolleys year-round all around town (1), late bus for High School (1), private transportation or shuttles (1)
- **NO, BIKING** more bike paths, including bike paths west side of Route 1 and bike trails outside of town too (10)
- **NO, PEDESTRIANS** walkability challenges, including need for more crosswalks, more sidewalks, particularly around schools (6)
- **NO, ACCESSIBILITY** including senior transit, more options for elderly, transport for out-of-town seniors, and bus for handicapped (5)
- **NO, CAR SHARING AND PARKING** more EV charging stations (3), access to car sharing (1), more organized parking (1)
- **NO, MISC** not good for seasonal workers (1), not good if someone doesn't have a car (1), too limited (1), better ambulance service (1), no access to Long Sands (1)
- **YES** easy to walk around town, good sidewalks at Long Sand, enough bike lanes (5)

52 total responses to this question. Numbers in parentheses reflect # of occurrences of each comment

STATION 3: TRANSPORTATION, PUBLIC FACILITIES + SERVICES, WATER RESOURCES

WHAT ISSUES WOULD YOU LIKE TO SEE THE COMP PLAN ADDRESS RELATED TO THESE TOPICS?

- **BIKE + PEDESTRIAN SAFETY** more bike trails + safe bike paths as well as safer roads for bikers/pedestrians (9), walk friendly places (1), electric bikes for locals (1), crosswalks (1), streetlights in Winterbrook neighborhood (1)
- **OTHER TRANSPORTATION MODES** public transportation (2), buses or local shuttle, including to beaches (3), senior transport (2), efficient school transportation (1)
- **SERVICES** expansion of water and sewer (2), more space for the village (1), street upgrades (1), more gathering spaces + open space (2), use of schools in summer/community center at schools (2), collection of yard waste (1)
- **TRAFFIC** reduce traffic congestion, traffic control in summer, better traffic management (3)
- **PARKING** non-resident parking area near beach (1), available permit parking in summer (1), resident parking along beaches (1)

WHAT ARE SOME HISTORIC RESOURCES THAT ARE IMPORTANT LOCALLY?

Most frequent answers:

- Old York buildings (8), Historic buildings (5), Museums (3), Lighthouse (3), Town Hall (2), Churches (2), Perkins House (3), McIntire Garrison House (1)
- Cemeteries + graveyards (9)
- Natural vistas, rivers, beaches, waterways, Mount A (9)
- York Village (4)
- Indian Middens (1), Everything to do with Native Americans (1), Archaeological sites (1)

Other mentions:

- York School (1), Dunn's Ice Cream (1), Civil War Monument (1), York Hospital (1), Hannaford (1)

ARE THERE ANY RESOURCES THAT APPEAR TO BE ENDANGERED?

Most frequent answers:

- Cemeteries and ancient burial ground (7)
- Churches (4) and particularly First Parish Church (4)
- Native American culture + history, including Abanaki monuments, archaeological sites, and presence in school curriculum and museums (6)
- Existing structures, including homes along the harbor and river, homes pre-1800, buildings in York Village, old cellar houses on private land (6)
- Natural resources, including beaches (4), rivers (2), watershed (1)

Other mentions:

- Shipwreck on Short Sands (1), Historic signage near Town Hall (1), incomplete Maine Highway (1), Fisherman's Walk (1), York Cliffs (1)

BLUE SKY: ONE THING I WOULD LIKE TO SEE IN YORK IS....

- **COMMUNITY SPACES + FACILITIES** multigenerational/community/recreation center (12), Swimming pool (7), community focused events (3), skating rink (2), athletic facilities (1)
- **INFRASTRUCTURE** biking + walking trails (7), better cell tower/data at the beach (4), consistent sidewalks + walkability (3), public transportation (1), EV charging stations (1), parking for permit residents (1), improved traffic flow (1), public work facility by Route 1 (1)
- **HOUSING + DEVELOPMENT** affordable housing (8), senior housing (2), condo housing (1), one floor town houses (1), housing diversity (1), multigenerational + mixed-income housing (1), long-term rentals (1), measured approach to new housing (1), keep housing density low (1), village consistent with character of York (1)
- **ECONOMY + YORK BUSINESSES** year-round restaurants (1), more small businesses (1), resources + vetting of businesses (1), economic development director position (1)
- **PRESERVATION** of forests + natural areas (2), of history (1)
- **DIVERSITY** demographic variety (1), greater effort to attract young families (1), diversity and youth in the population (1)
- **AGRICULTURE** farming + creative agriculture options (2), community gardens (1)
- **SCHOOLS** investment in school infrastructure (1), support in school system (1), education (1)
- **MISC** civility in public meetings, less politics (3), Climate Action Plan (1)

What went well

- Great turnout despite the weather!
- Thoughtful and engaged attendees – nearly 500 sticky note responses!
- A lot of 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 how we can improve the effectiveness of other outreach methods?

What else? Share your thoughts!





E4 Summary of Comp Plan Open House Event

September 19, 2021



YORK

COMPREHENSIVE PLAN

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

71

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

6

discussion
groups

365

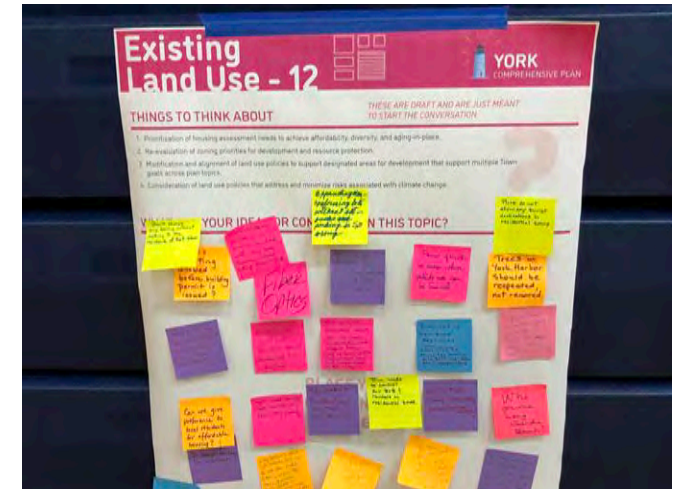
sticky note
comments
(331 on existing
conditions topics and
34 on priorities)

134

raffle entries
(both online and at the event)

43

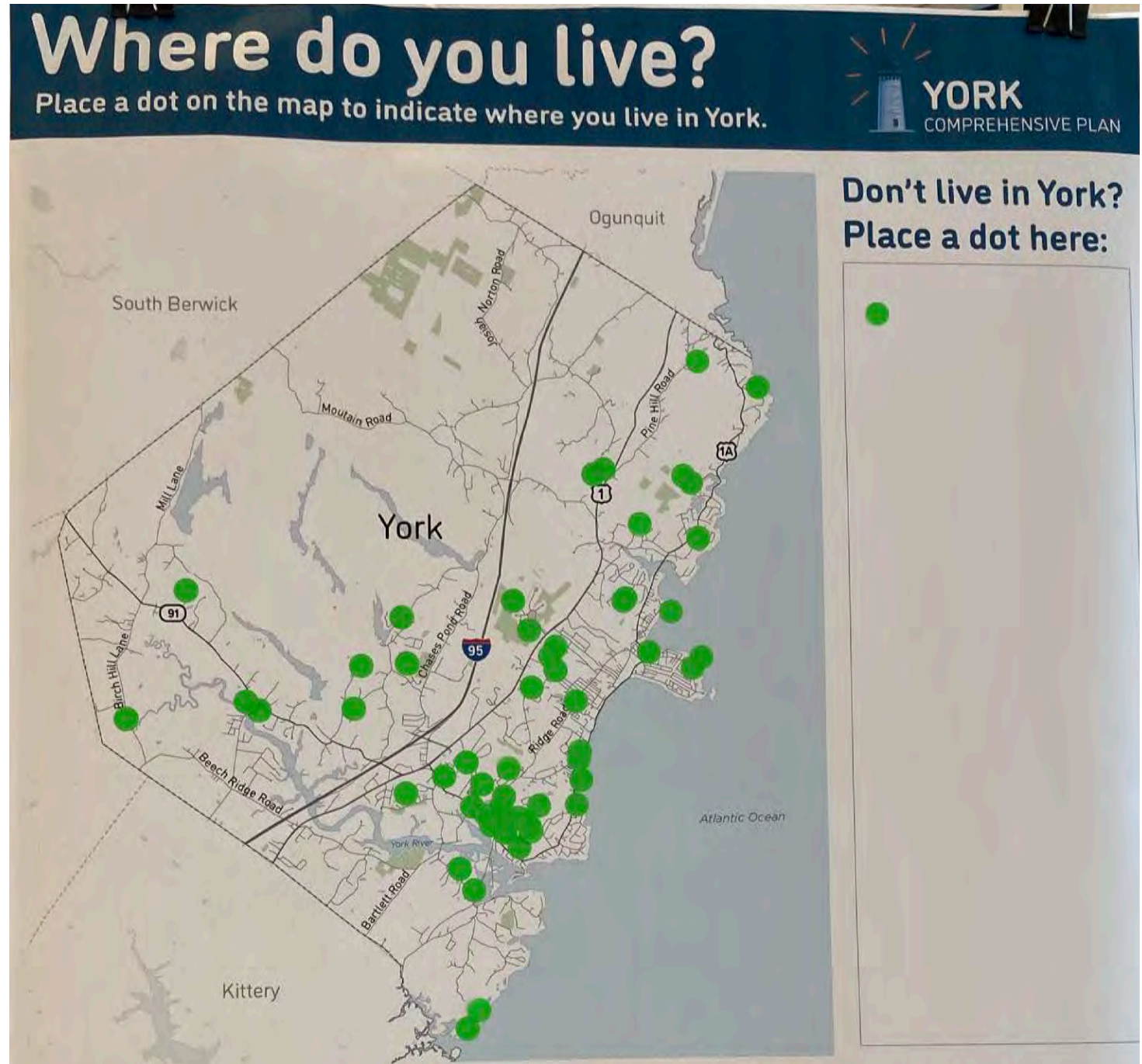
existing conditions
posters



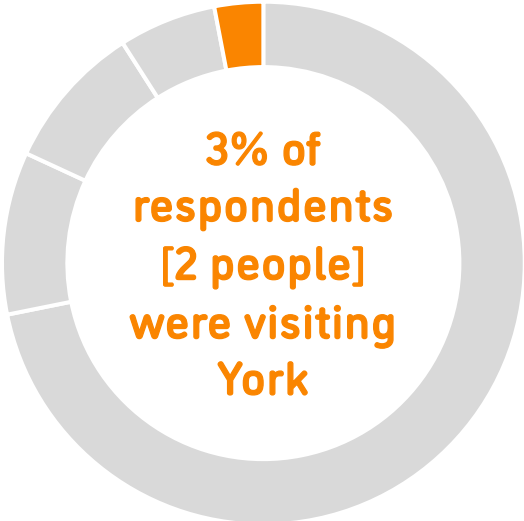
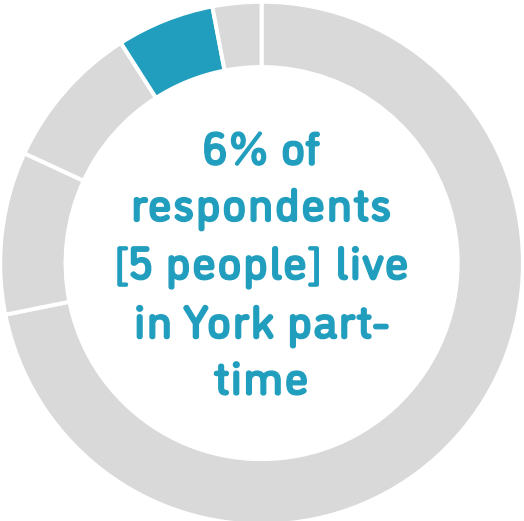
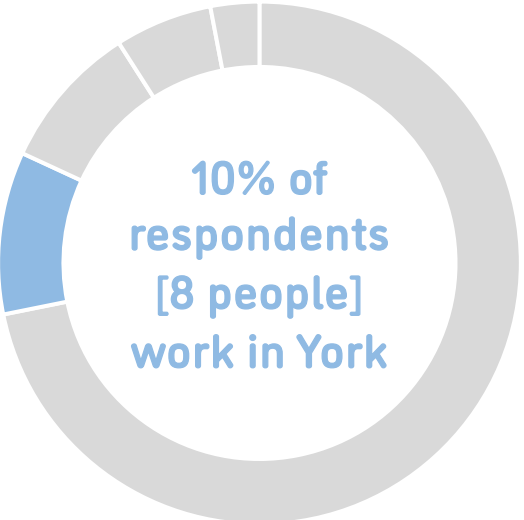
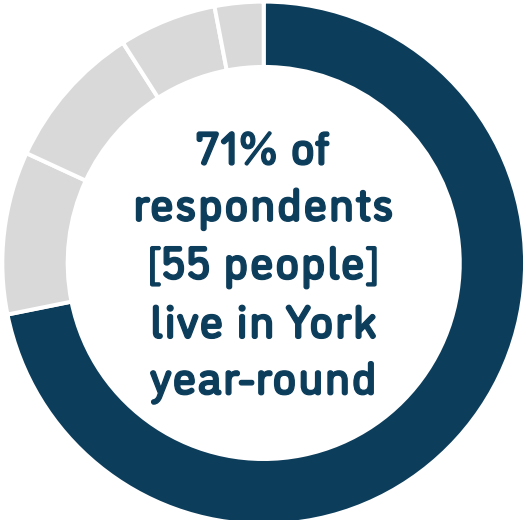
Attendees

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

One attendee noted that they do not live in York.



Attendees

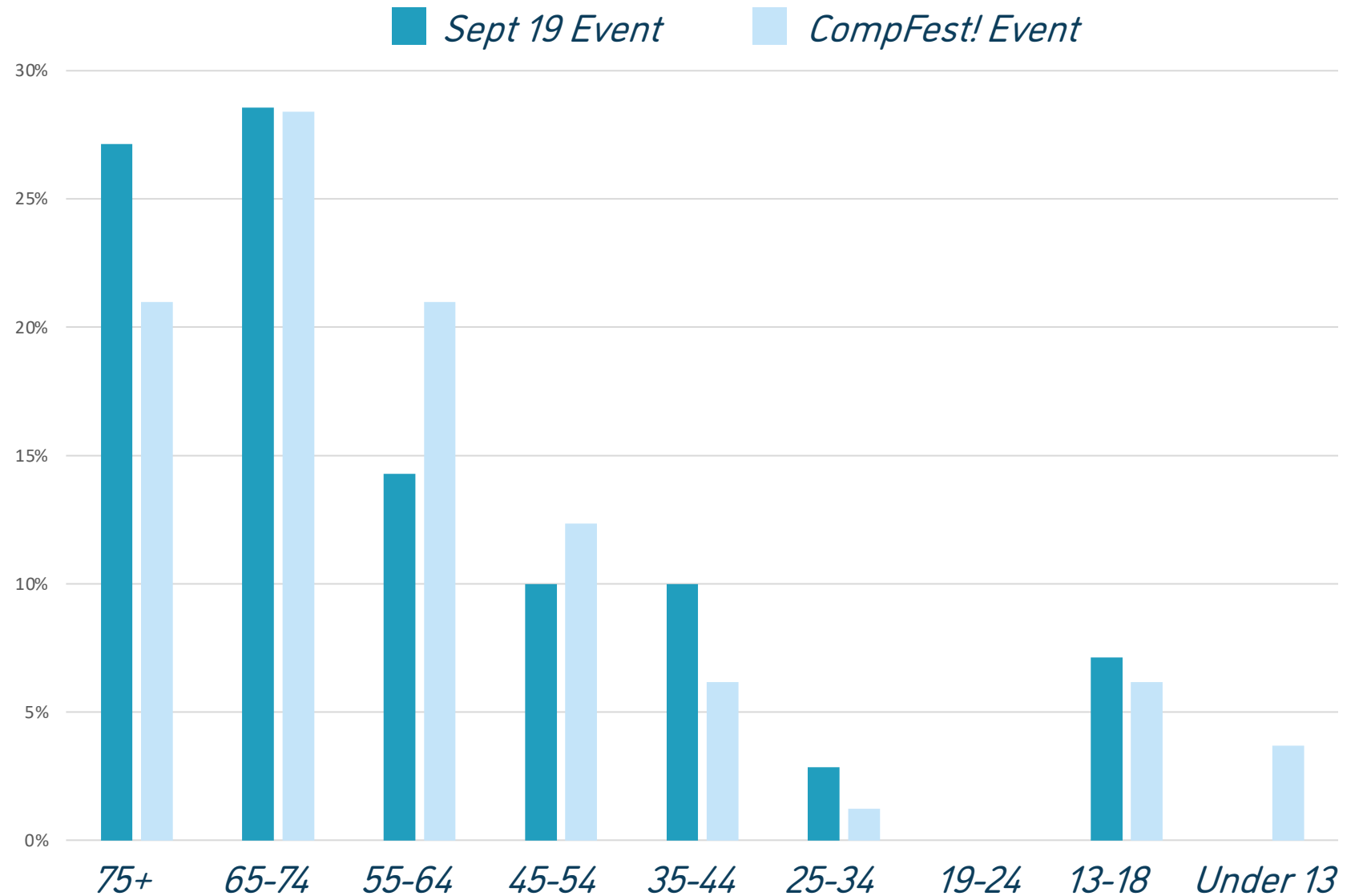


Attendees

Overall, there was a similar age distribution to *CompFest!* 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 *CompFest!* event.

Age of Attendees

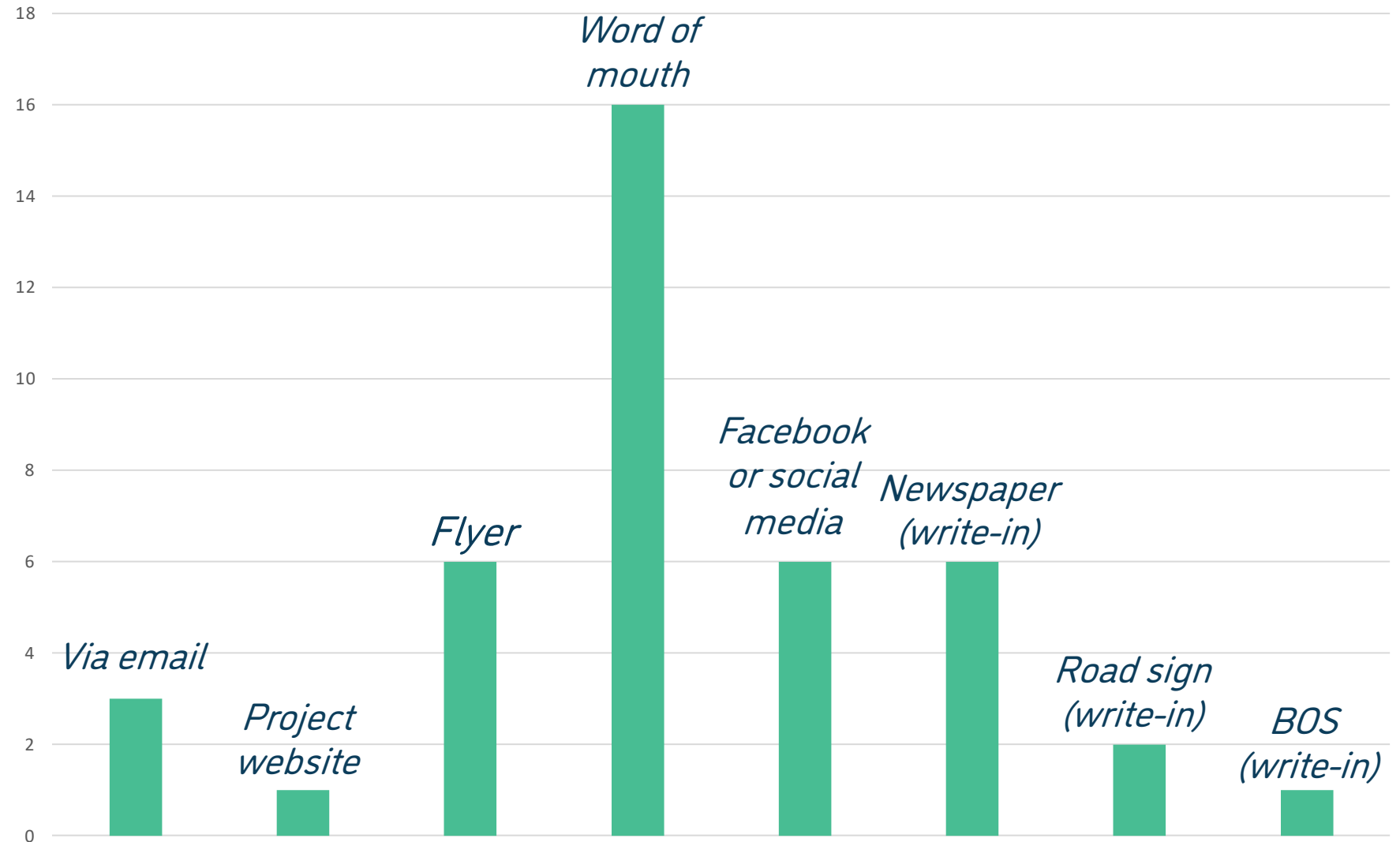


Attendees

Similar to *CompFest!*, 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.

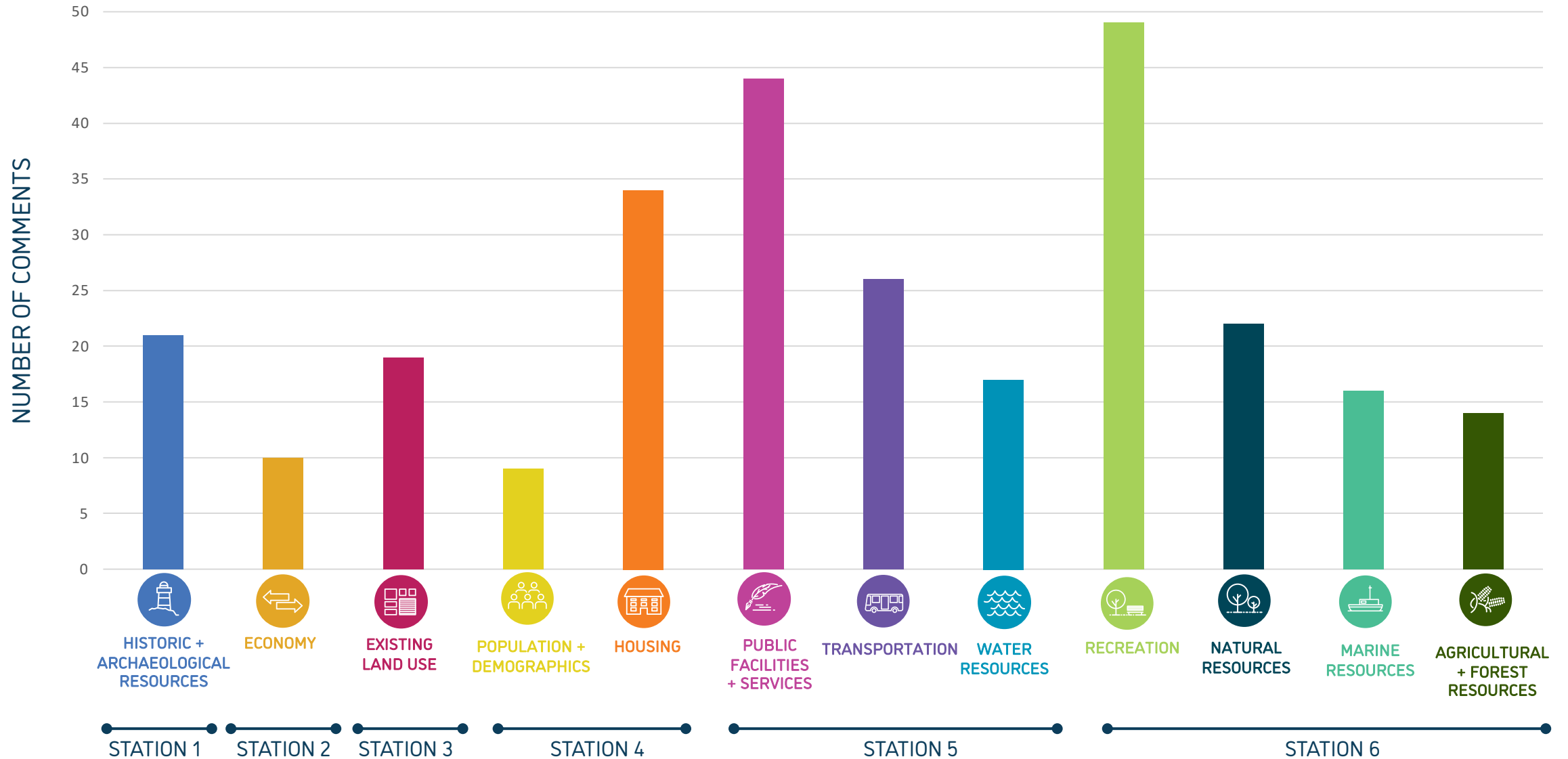
How did you hear about this event?



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).

22 total comments on this topic. Numbers in parentheses reflect # of occurrences of each comment. Language is paraphrased for brevity and grouping. Where appropriate, some comments have been moved to most relevant topic area and are captured on that summary page.



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).

37 total comments on this topic. Numbers in parentheses reflect # of occurrences of each comment. Language is paraphrased for brevity and grouping. Where appropriate, some comments have been moved to most relevant topic area and are captured on that summary page.



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)?

34 total comments on this topic. Numbers in parentheses reflect # of occurrences of each comment. Language is paraphrased for brevity and grouping. Where appropriate, some comments have been moved to most relevant topic area and are captured on that summary page.



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)?

44 total comments on this topic. Numbers in parentheses reflect # of occurrences of each comment. Language is paraphrased for brevity and grouping. Where appropriate, some comments have been moved to most relevant topic area and are captured on that summary page.



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).

26 total comments on this topic. Numbers in parentheses reflect # of occurrences of each comment. Language is paraphrased for brevity and grouping. Where appropriate, some comments have been moved to most relevant topic area and are captured on that summary page.



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

- **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).

17 total comments on this topic. Numbers in parentheses reflect # of occurrences of each comment. Language is paraphrased for brevity and grouping. Where appropriate, some comments have been moved to most relevant topic area and are captured on that summary page.



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 the 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 the (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 the (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 the 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 the 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 the 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).

PRIORITIES EXERCISE

IF THIS PLANNING
PROCESS HIGHLIGHTS

ONE THING

GUARANTEED TO BE IMPROVED,
WHAT WOULD YOU RECOMMEND?

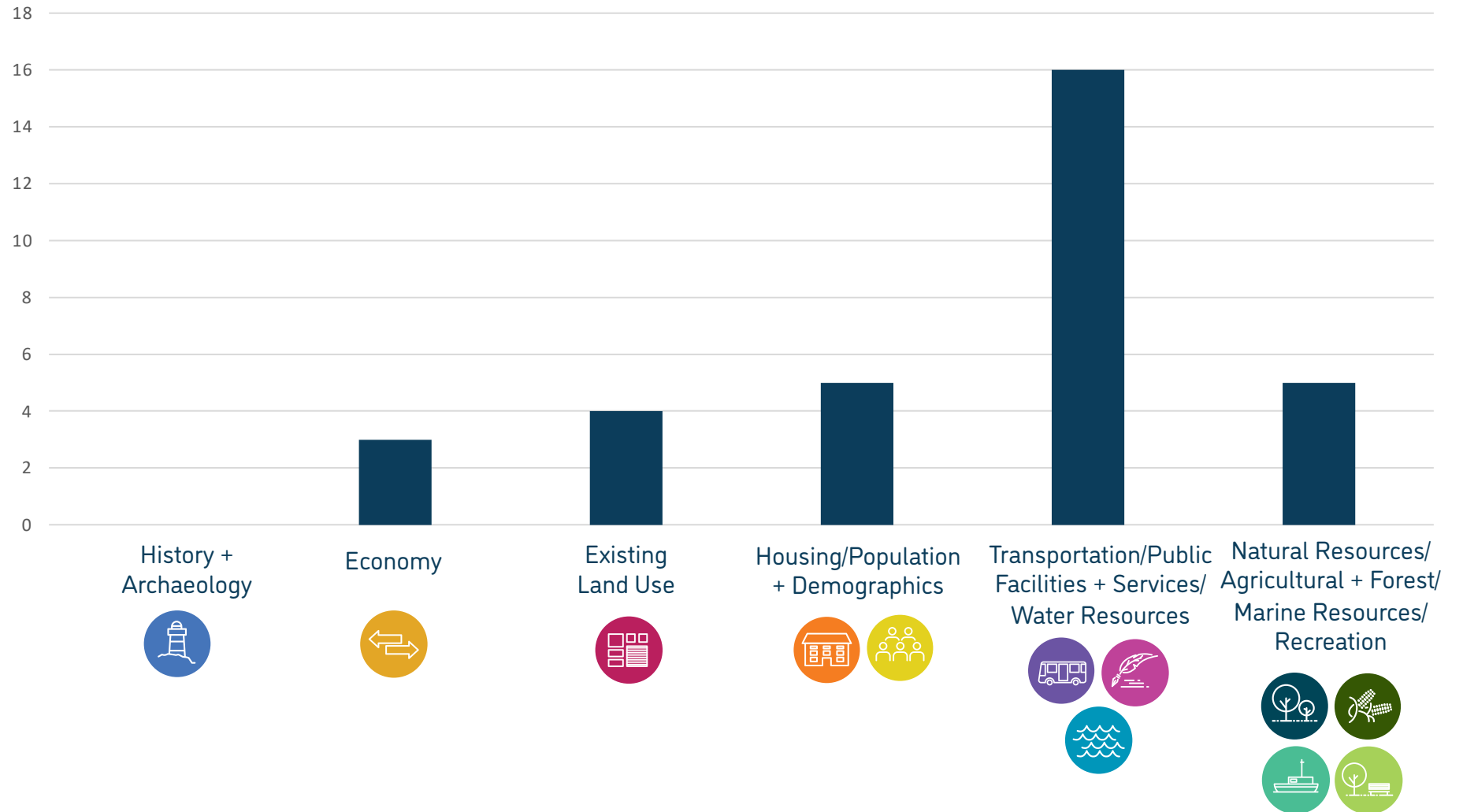


YORK

COMPREHENSIVE PLAN

PRIORITIES EXERCISE

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



34 total participants in this exercise

Summary of 9/19 Open House Event

PRIORITIES EXERCISE



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

PRIORITIES EXERCISE



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 *CompFest!*
- 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!



E5 Community Presentation: What You've Told Us

November 16, 2021



YORK

COMPREHENSIVE PLAN

What You've Told Us

A Summary of Engagement So Far

Virtual Event, November 16, 2021

KARL F. SEIDMAN | CONSULTING SERVICES

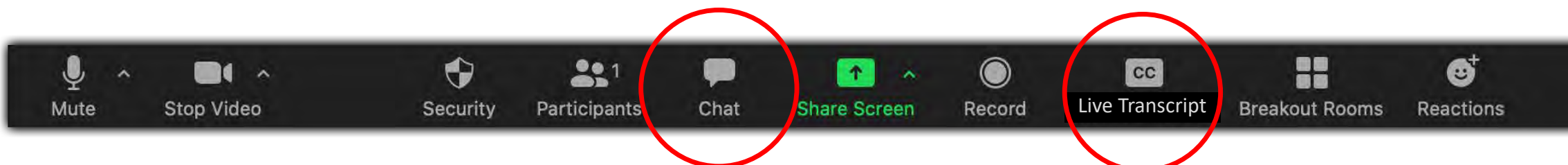
Weston & Sampson

CivicMoxie with

LEVINE PLANNING STRATEGIES
Tools for Building Communities

Meeting Guidelines

- This meeting is being recorded and will be posted on the project website.
- Everyone is muted. Please enter your questions in the chat. We will answer these at the end of the presentation.
- Close captioning can be enabled (or disabled) by clicking the 'Closed Caption' or 'Live Transcript' button at the bottom of your screen
- If you would like us to describe images on a slide, please post a request in the chat.



Poll #1

Welcome!

- 1. How have you been involved with the York Comp Plan so far?**
- 2. How did you hear about this event?**

What is a Comprehensive Plan?



A Comprehensive
Plan acts like a
blueprint for a
community.



The plan looks at various aspects of town life to assess issues and create policies for the future.



13 Topic Areas



**HISTORIC +
ARCHAEOLOGICAL
RESOURCES**



MARINE RESOURCES



**PUBLIC
FACILITIES +
SERVICES**



WATER RESOURCES



**POPULATION +
DEMOGRAPHICS**



TRANSPORTATION



NATURAL RESOURCES



ECONOMY



**EXISTING
LAND USE**



**AGRICULTURE +
FOREST RESOURCES**



HOUSING



**FISCAL CAPACITY +
CAPITAL
INVESTMENT PLAN**



RECREATION

These topic areas come together to create the comprehensive plan

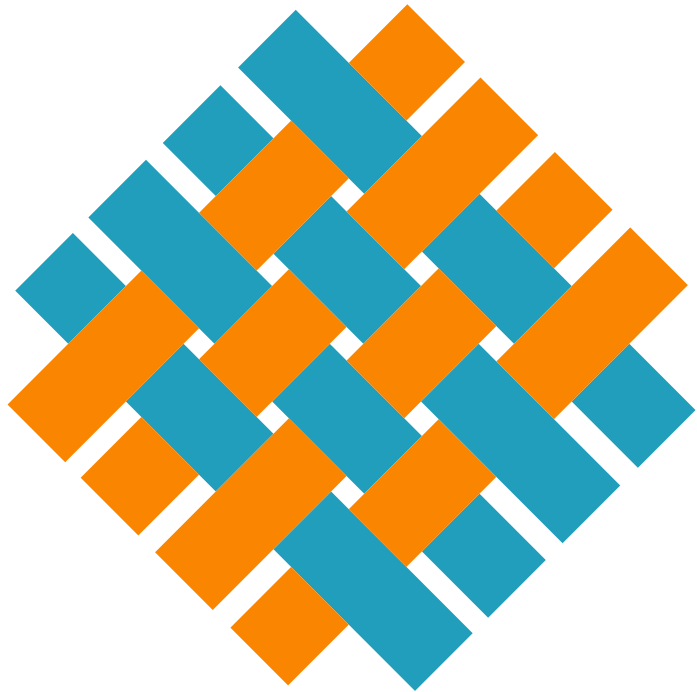


Goals for York's Comprehensive Plan



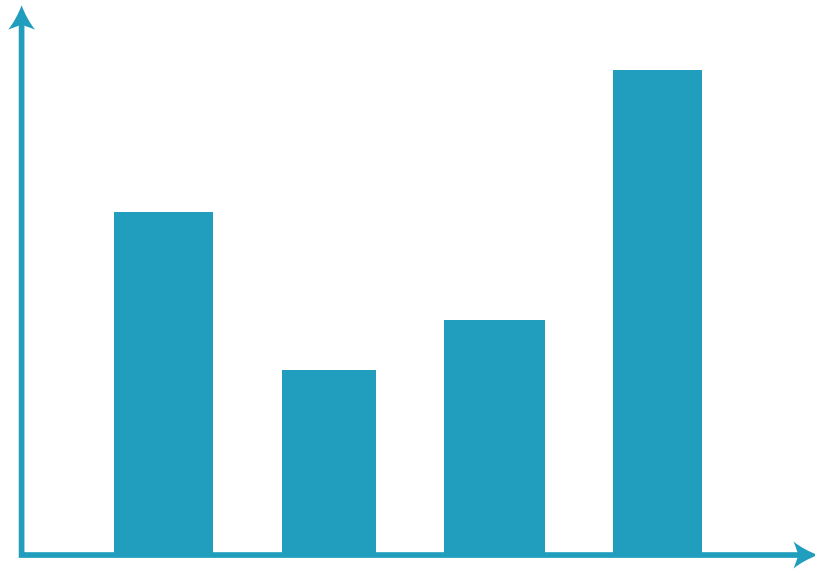
Establish a vision for the future, and a plan of action to achieve it.

Goals for York's Comprehensive Plan



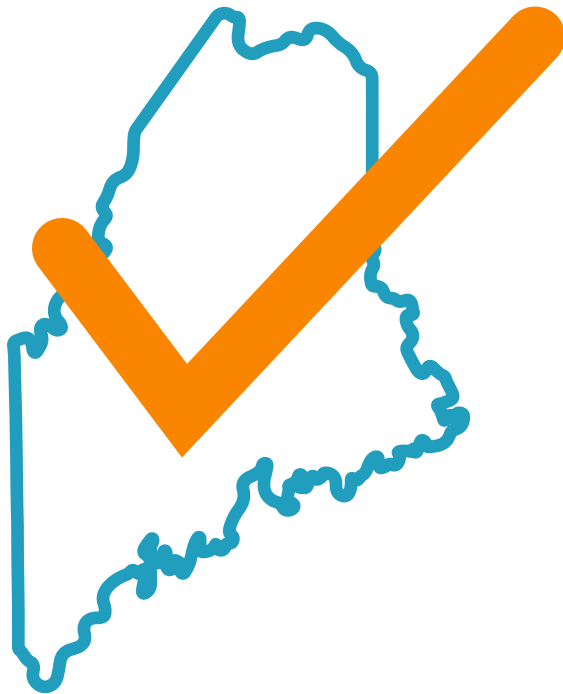
Weave sustainability, equity, and inclusion, throughout the plan elements.

Goals for York's Comprehensive Plan



Respect the data – what we've researched and what we've heard from you – and create strategies and clear metrics for success.

Goals for York's Comprehensive Plan



Meet State criteria for a comprehensive plan.

Goals for York's Comprehensive Plan



Create a user friendly and concise update to the previous plan.

Meet the Planning Team

Town of York

Planning Board

Town Staff

Comprehensive Plan
Steering Committee

Board of Selectmen

Consultant Team

CivicMoxie

with

KARL F. SEIDMAN CONSULTING SERVICES

Weston & Sampson



LEVINE PLANNING STRATEGIES
Tools for Building Communities

YOU!

Focus Groups

Surveys

Interviews

Public Events

Mailing Lists

CompPlan.net

How have we heard from YOU?



CompFest

7/29

80 participants

76 surveys

487 comments

Community Survey

10/15-10/31

1,163 responses



Comp Plan Website

149 participants

90 comments on materials, maps, surveys

90



ENGAGEMENT

with more opportunities to come!

Comp Plan Open House



9/19

71 participants

365 comments



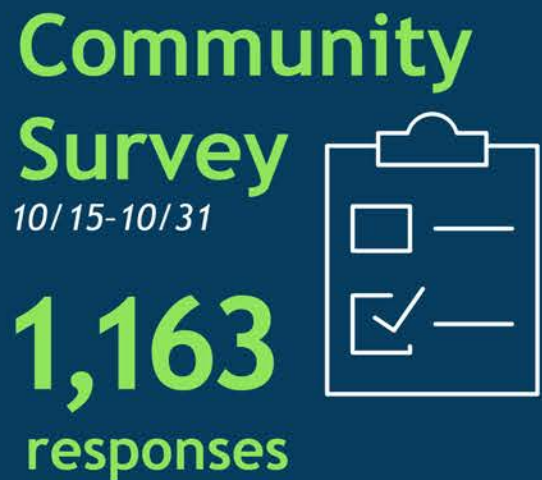
Comp on the Road



36 surveys

surveys

ACROSS ALL EVENTS



Comp *Fest!*

JULY 29, 2021
CHURCHILL BARN

Comp *Fest!* by the numbers

80

attendees signed in
(anecdotally, some attendees
walked past the sign-in table)

76

completed
surveys

487

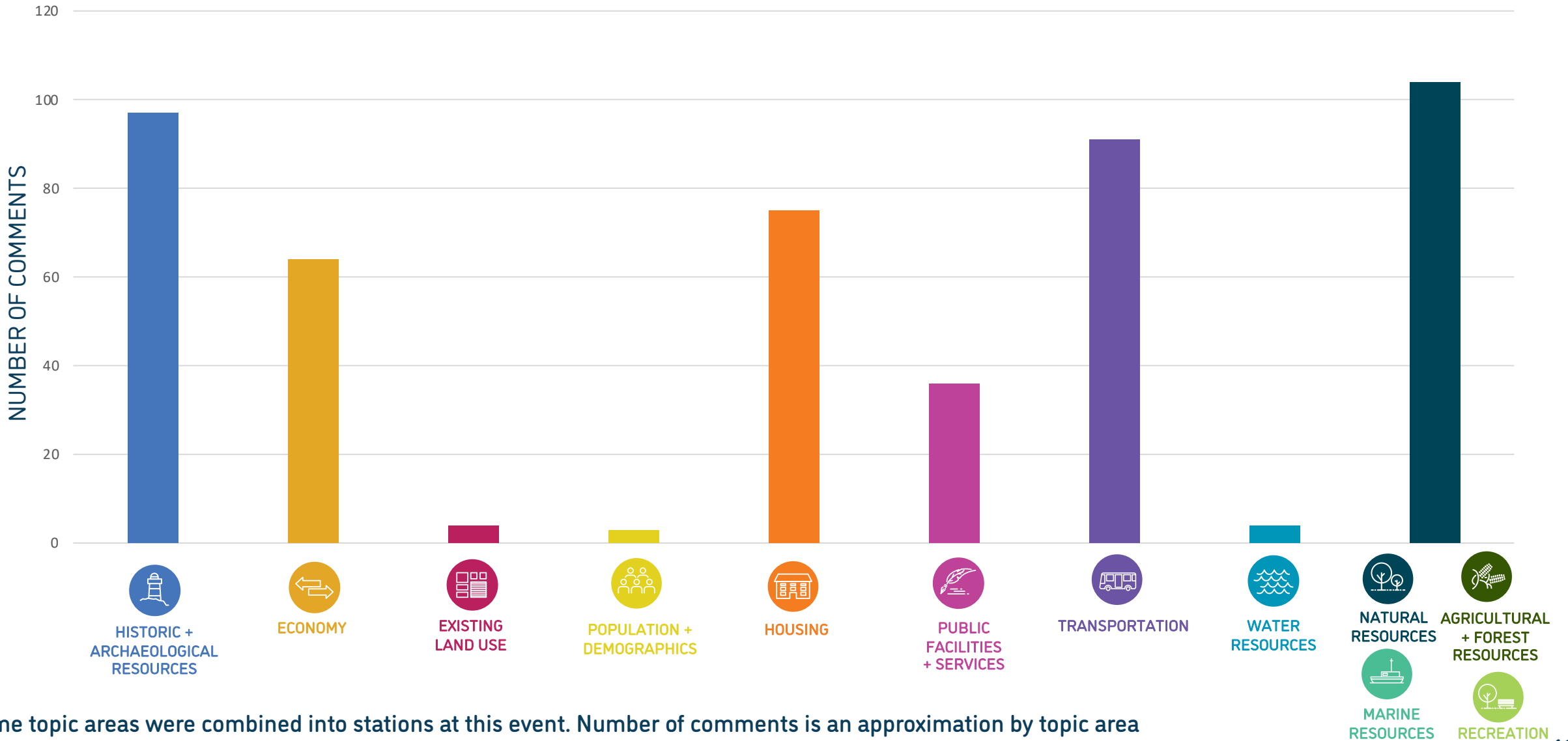
Post-it
comments

75

completed
passports



Distribution of Comments Among Topic Areas*



 NATURAL RESOURCES
 MARINE RESOURCES
 AGRICULTURAL + FOREST RESOURCES
 RECREATION

*some topic areas were combined into stations at this event. Number of comments is an approximation by topic area

Key themes from Comp *Fest!* Comments



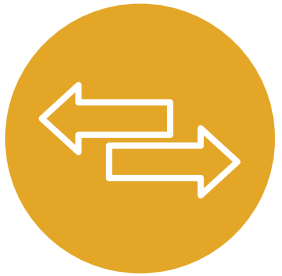
HISTORY + ARCHAEOLOGY

Protect historic buildings and cemeteries/burial grounds.



POPULATION + DEMOGRAPHICS

More diversity, attract young families.



ECONOMY + BUSINESS

More small or local businesses.



HOUSING

Not enough affordable housing (workforce, smaller units, options for older adults).



EXISTING LAND USE

Measured approach to growth. Maintain character of villages.



PUBLIC FACILITIES + SERVICES

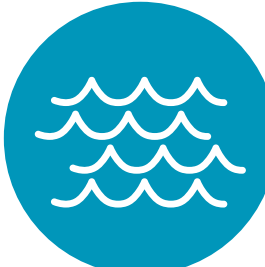
Desire for multigenerational community/recreation center.

Key themes from Comp *Fest!* Comments



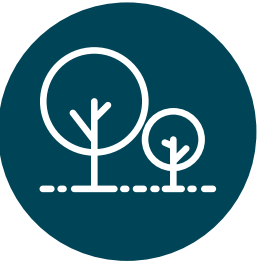
TRANSPORTATION

More public transportation and bike paths to get around York.



WATER RESOURCES

Consider expansion of water and sewer.
Protect the quality of York's water resources.



NATURAL RESOURCES + RECREATION

Protect natural resources in York. Favorite outdoor spaces include beaches, Mount A, York River, and hiking trails throughout York.

Open House Event

A Deeper Dive into York Today

SEPTEMBER 19, 2021

YORK COMMUNITY AUDITORIUM

Open House by the numbers

71

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

6

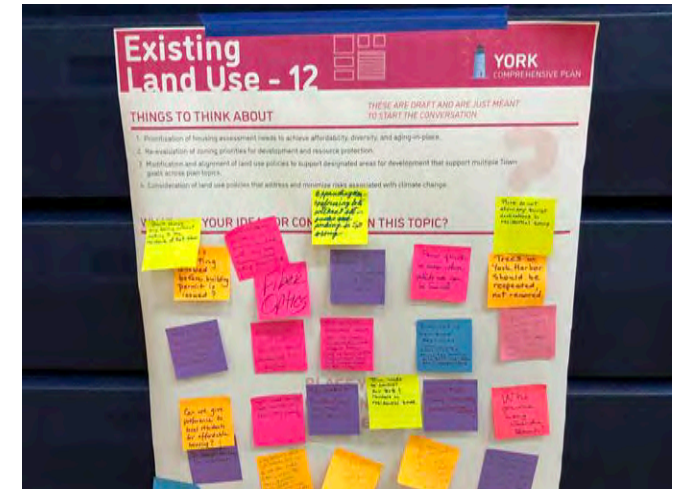
discussion
groups

365

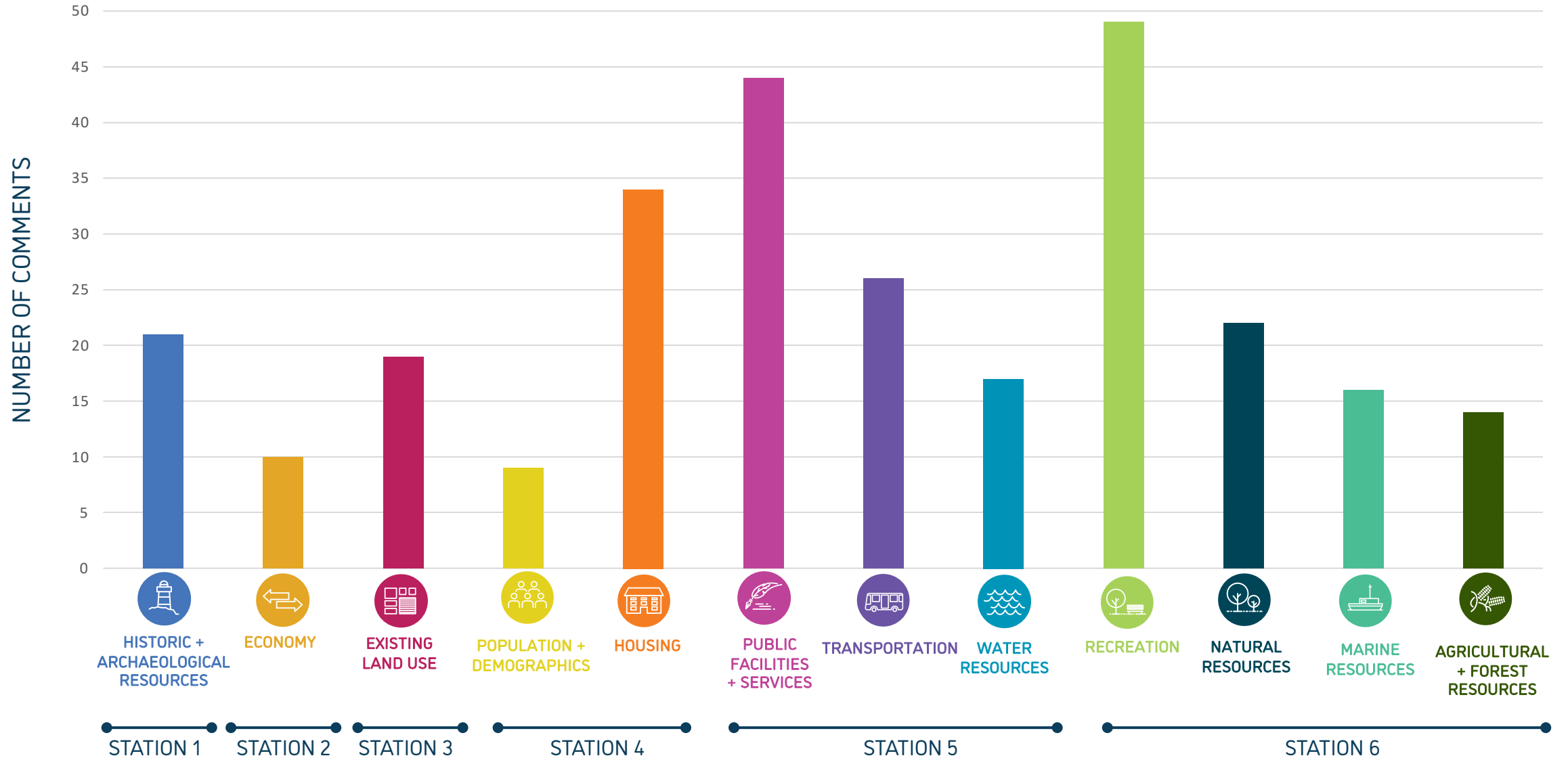
sticky note
comments
(331 on existing
conditions topics and
34 on priorities)

43

existing conditions
posters



Distribution of Comments Among Topic Areas

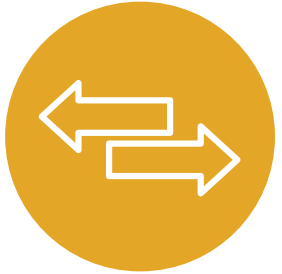


Key themes from 9/19 Open House Comments



HISTORY + ARCHAEOLOGY

Protect historic structures from demolition and expand interest in York's history.



ECONOMY + BUSINESS

Increase economic diversity through more year-round businesses.



EXISTING LAND USE

Focus growth in areas where vehicle use can be limited. Clearer regulations and more enforcement.



POPULATION + DEMOGRAPHICS

Attract more young families to York.



HOUSING

Not enough affordable housing (workforce, smaller units, options for older adults, young families).



PUBLIC FACILITIES + SERVICES

Community facilities (community center, pool, athletic fields). Improve cell coverage/internet.

Key themes from 9/19 Open House Comments



TRANSPORTATION

Increase pedestrian safety and options for getting around without a car.



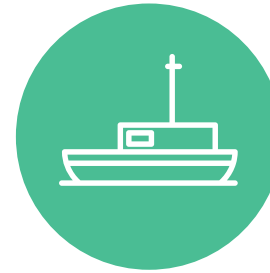
RECREATION

Increase connectivity parks + trail systems, community center with a pool, recreational access to York River.



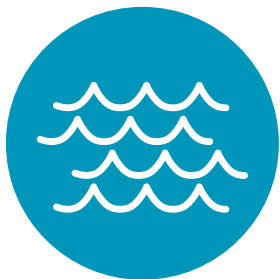
NATURAL RESOURCES

Maintain as much open space as possible and protect endangered species.



MARINE RESOURCES

Protect resources from contamination, protect and diversify fishing industry.



WATER RESOURCES

Protect water quality + supply and prepare for impacts of climate change.



AGRICULTURAL + FOREST RESOURCES

Limit contamination. Preserve existing farms and forests and grow agricultural presence in York.

Discussion Groups

QUESTION #1

If the Town received \$10 million with no strings attached, how should the Town spend it?

- **HOUSING** 3 out of the 6 discussion groups identified affordable housing for young people, families, and older adults as the top priority and all 6 groups included affordable housing somewhere on their priority list.

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?

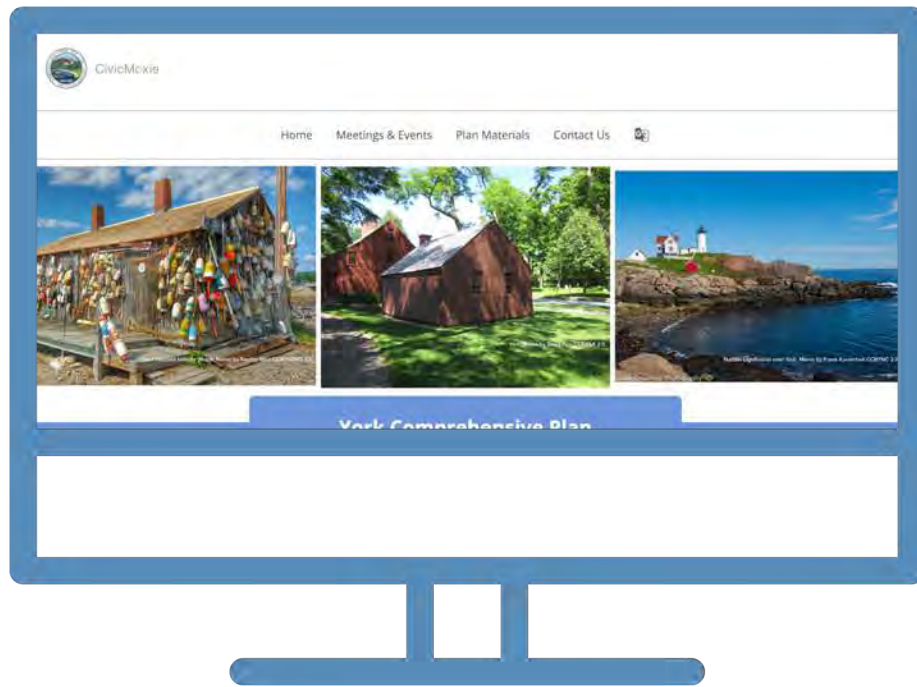
- **COMMUNITY CENTER** 5 of the 6 groups identified as the top priority.
- **TRANSPORTATION HUB** 2 of the 6 groups would also like a transportation hub in same complex so people without vehicles can get around town.

CompPlan.net

ONGOING ONLINE ENGAGEMENT



CompPlan.net by the numbers



21

Blue sky
participants

127

Email list
sign-ups

149

Unique
stakeholders
(engaged with the site
through comment or other
engagement activity)

1,652

Unique site visitors

66

Comments on the
interactive map

Blue Sky* Surveys



*sunny day, ideal conditions with no restrictions, dream scenarios

We asked you a series of questions at...

CompFest!



Comp Plan Website
(survey + map comments)

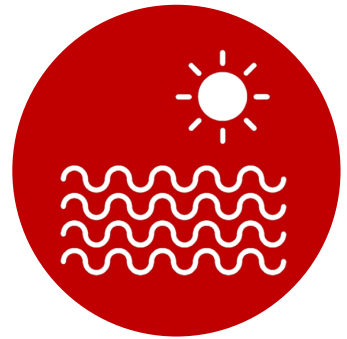


**Comp on
the Road**



#1: What is one thing you love about York?

153 responses
to this question



BEACHES
the beaches and
proximity to the ocean



HISTORY
preservation of York's
historic character



COMMUNITY
small, friendly town, great
people, and close-knit
community



**NATURAL RESOURCES
+ RECREATION**
beautiful scenery, variety of
open spaces and recreational
opportunities



LOCATION
proximity to the ocean and
accessibility to Route 1/I-95



#2: What is one thing you are concerned about?

*133 responses
to this question*



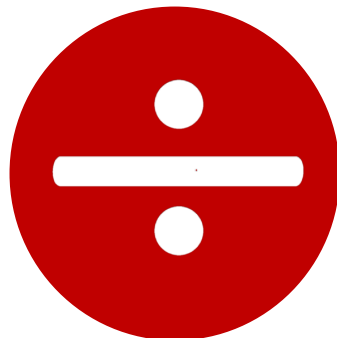
HOUSING

lack of affordable housing for families, seasonal workers, older adults, and citizens of all socio-economic backgrounds



CLIMATE CHANGE

need to prepare for impacts of climate change



COMMUNITY DIVISION

divisive politics, angry public discourse, decreasing sense of community



DEVELOPMENT

uncontrolled growth, increasing housing density, development in fragile areas



INFRASTRUCTURE

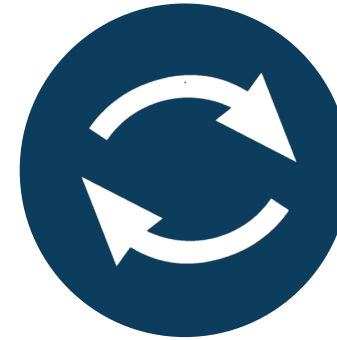
crosswalks, signage, cell coverage, accessibility improvements

#3: What is one thing you would change?

*166 responses
to this question*



TRAFFIC
better traffic management,
less traffic in the summer



**TELECOMMUNICATIONS
INFRASTRUCTURE**
more reliable
internet/cellular



HOUSING
living options for older
adults, attract more young
people and young families,
affordability



PUBLIC FACILITIES
community center, possibly
including a pool, ice rink, or
senior center



BIKE/WALK SAFETY
make York safer to walk and
bike (crosswalks, signage,
lower speed limits), more
ways to get around without
car



Stretch Break!

Town-wide Community Survey

1,163

RESPONSES

*OCTOBER 15, 2021 –
OCTOBER 31, 2021*

Who did we hear from?

- 1,163 responses, which reflects a 95% confidence level with 3% margin of error.

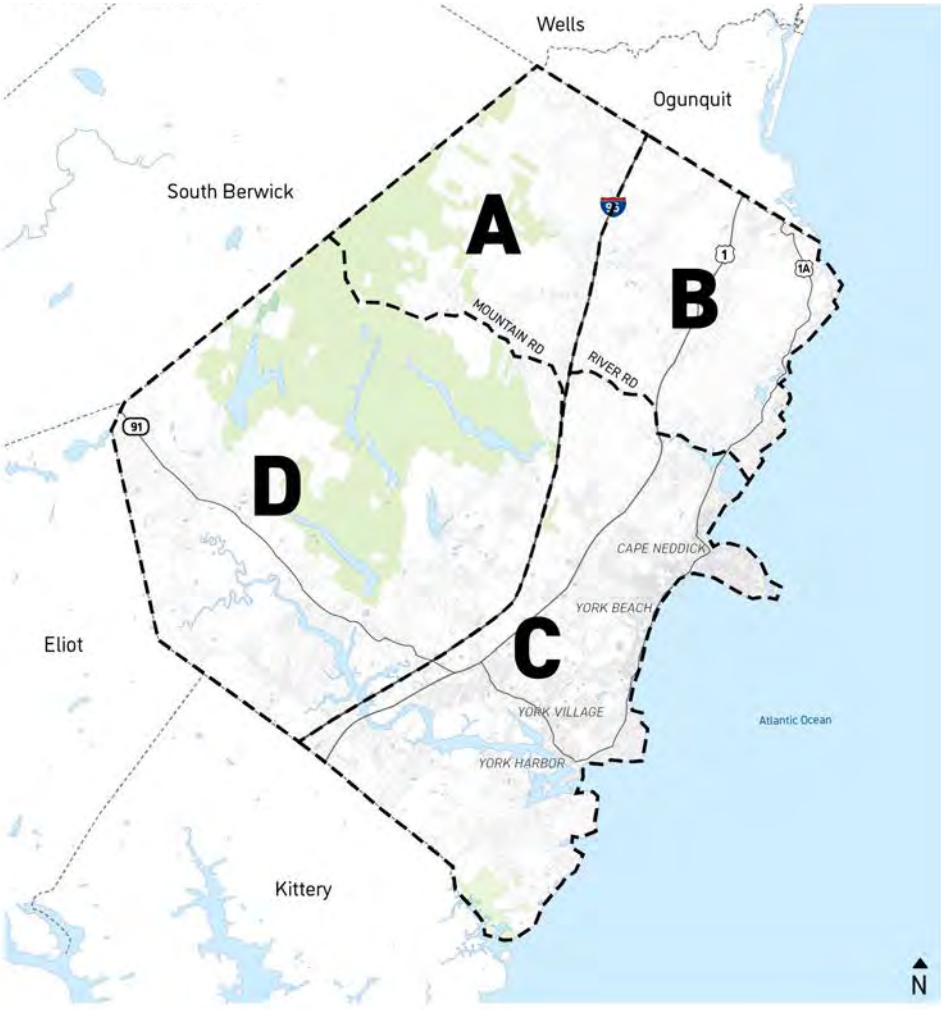
Confidence Level: the probability that our sample accurately reflects the attitudes of population (95% is industry standard)

Margin of Error: the range that the population's responses may deviate from the sample's

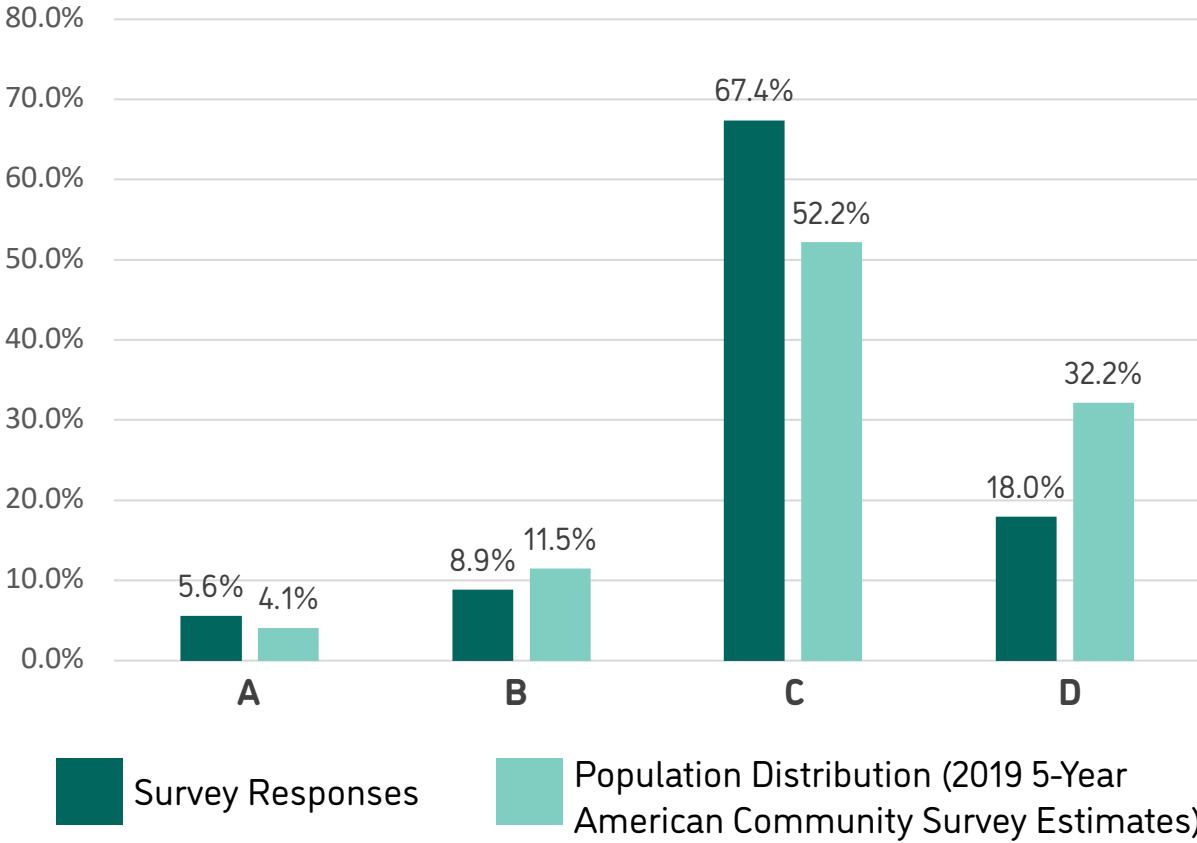
- Approximately 78% of survey respondents live in York year-round; 19% live in York part-time.
- 85% of those who live in York own their home or condominium.
- 26% have children under 18 living at home.
- 29% have lived in York for more than 25 years.

Who did we hear from?

Survey respondents live all over York, with the majority concentrated in the villages (area C)



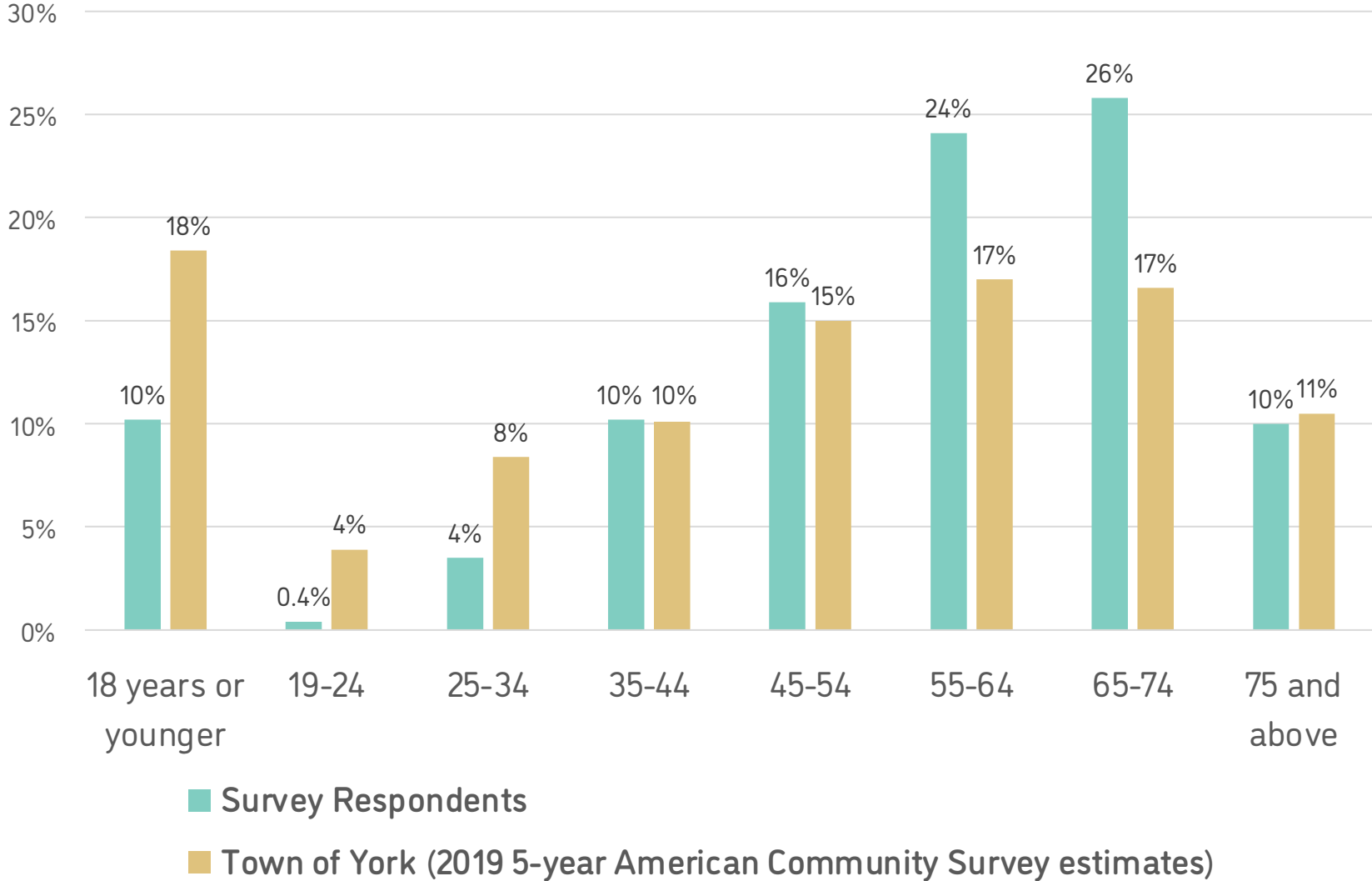
Distribution of Survey Respondents Compared to Population of York



Who did we hear from?

- 50% of survey respondents are age 55-74
- 4% of survey respondents are age 19-34
- Nearly 100 responses from people under age 18

Age of Survey Respondents Compared to Population of York



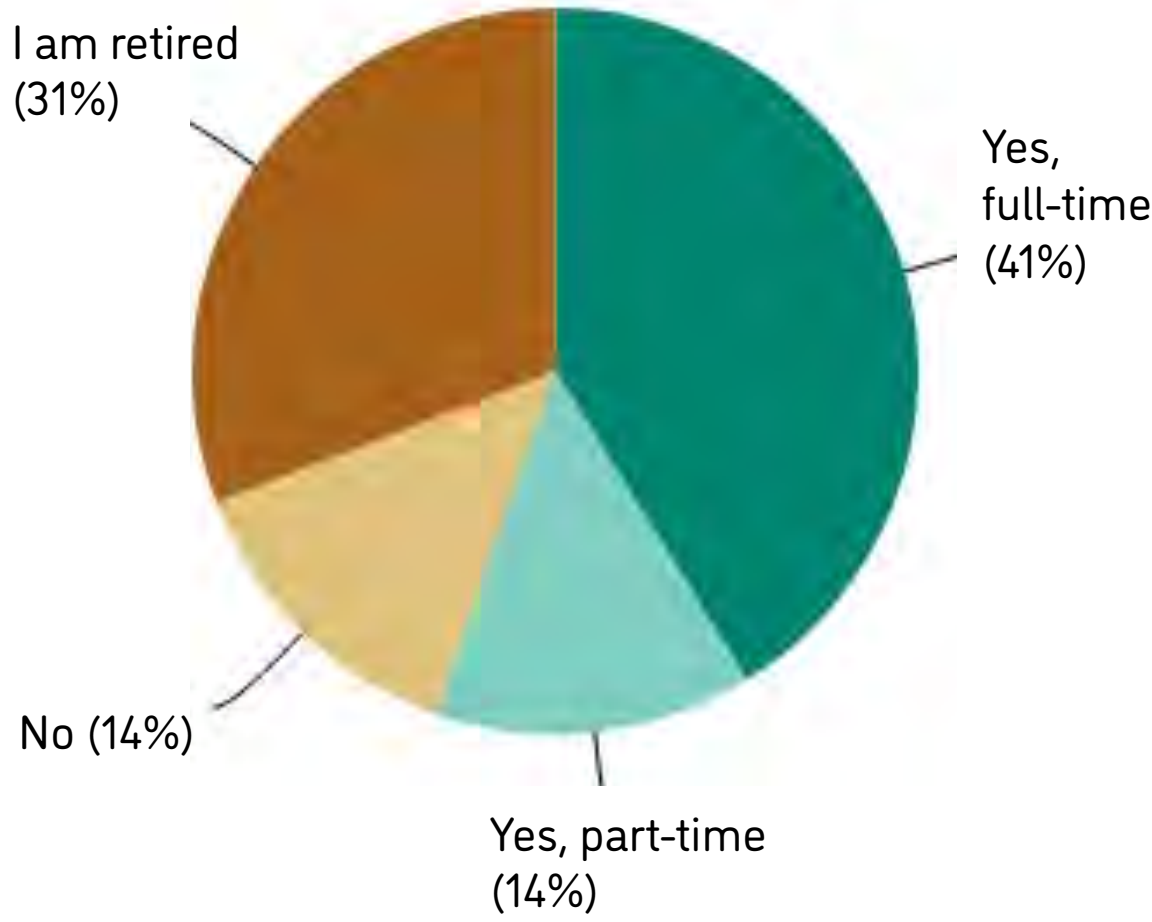
Who did we hear from?

41% of survey respondents work full-time, 31% are retired, 14% work part-time, and 14% don't work.

- Of those who work full- or part-time, approximately:
- 52% work for an employer located outside of York
 - 20% work for an employer located in York
 - 24% are self-employed with their own business

- Of those who work full- or part-time and live in York, approximately:
- 42% work remotely from York
 - 64% work at their employer's place of business (either in York or outside of York)

(note: hybrid workers may have checked both)



What contributes most to quality of life in York?

Top 4 selected as 'very important' to quality of life in York:

1. Natural Resources (90%)
2. Recreation (77%)
3. Economy + Business (68%)
4. Land Use (62%)

History + Archaeology - pre-historic and historic buildings, sites, spaces

Housing - quality, design and variety of homes and apartments

Economy + Business - local shops, jobs, activities, and services

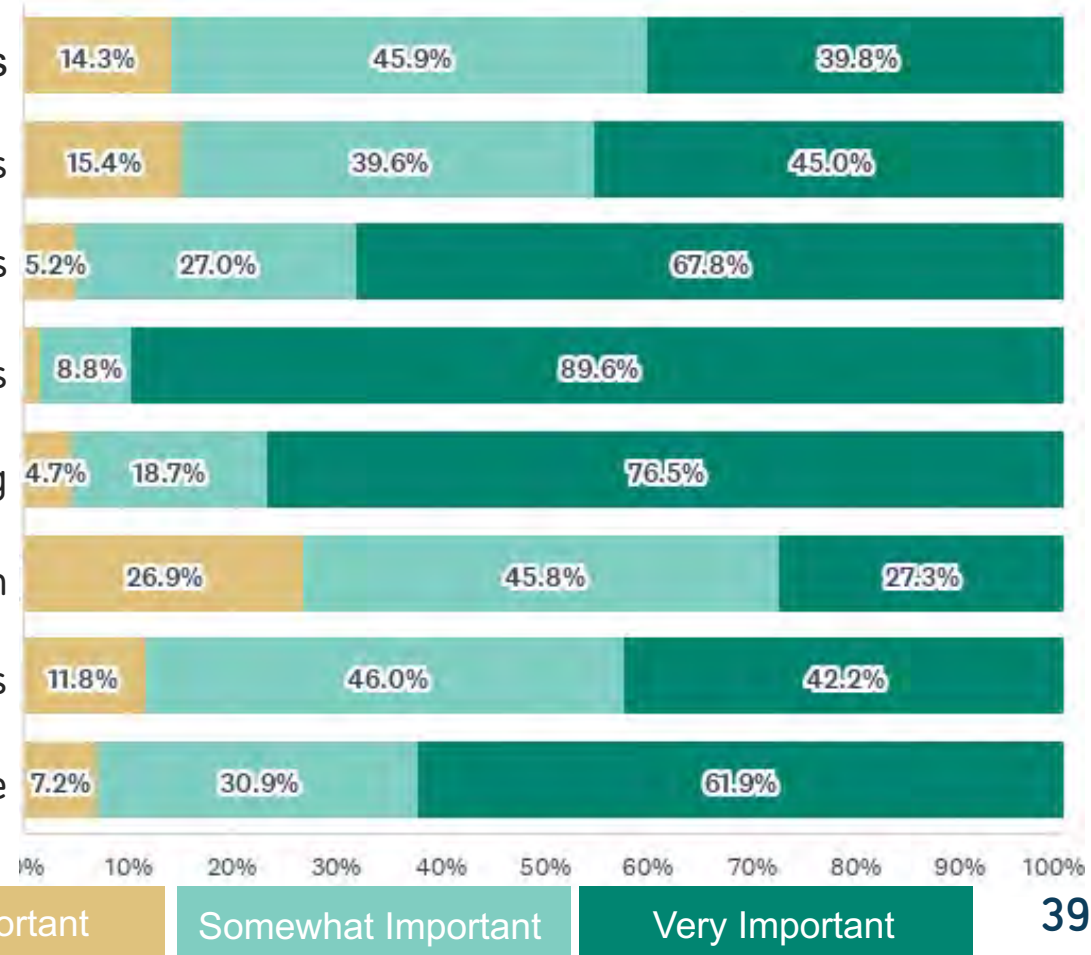
Natural Resources - beaches, parks/ open space, water bodies, forests

Recreation - trails, beaches, facilities, and programming

Transportation - moving in, out, and around town

Public Facilities / Services - Town-owned facilities, infrastructure, services

Land Use - layout of what uses can go where



What are the most important types of affordable housing needed in York?



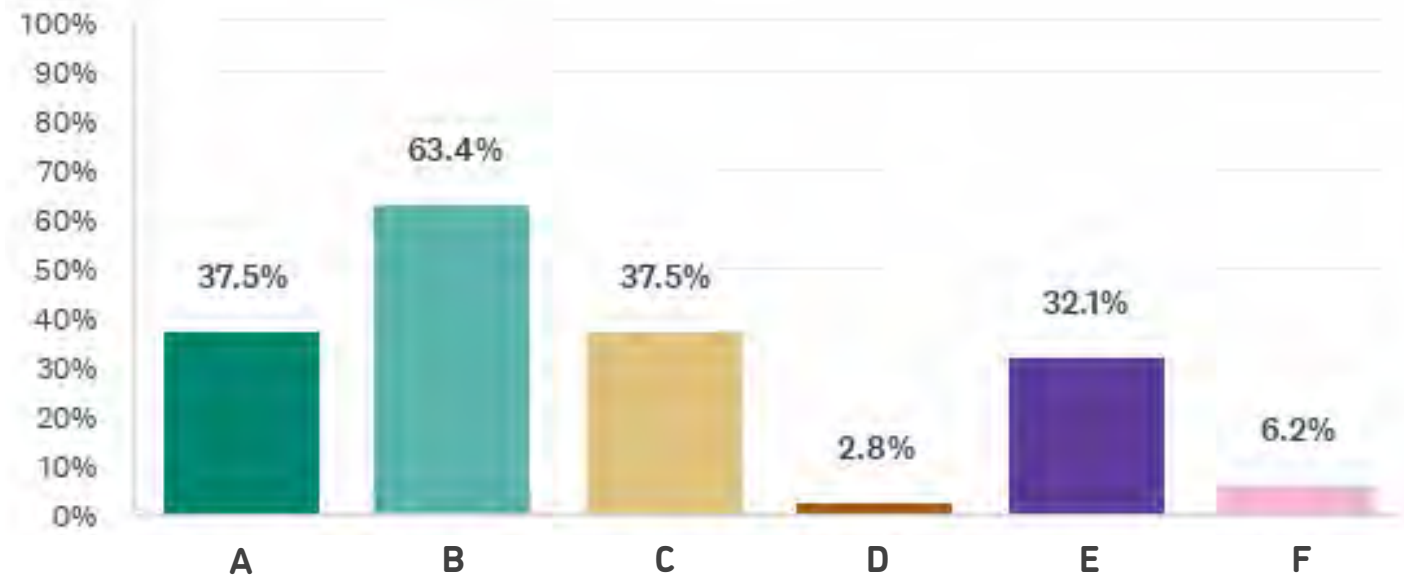
63% of respondents do not think York's existing housing supply adequately accommodates people of all ages and income levels.

The top 3 types of affordable housing viewed as most important include:

1. Housing that is affordable for moderate-income households* (63%)
2. Housing that is affordable for low-income households** (38%)
3. Smaller houses on smaller lots that are affordable to households seeking to buy their first home, but are not income-limited (38%)

* 2021 Income Levels for a 4-person household: \$52,650 (50% area median income) to \$126,360 (120% area median income) (*York Housing and Town of York Zoning Ordinance*)

** 2021 Income Levels for a 4-person household: Not more than \$79,900 (80% area median income) (*York Housing and Town of York Zoning Ordinance*)



- A - Housing that is affordable for low-income households*
- B - Housing that is affordable for moderate-income households**
- C - Smaller houses on smaller lots that are affordable to households seeking to buy their first home, but are not income-limited
- D - York doesn't need more affordable housing
- E - Housing designated for older adults at a range of prices and types
- F - Other (please specify)

Top write-in answers under 'Other': Workforce housing (7); reduce rentals (4); smaller lot size (3); eco-friendly/smart homes (3); multi-family housing (2)

How would you choose to accommodate a variety of housing types, including 'affordable housing'?



Top 2 Agree/Strongly Agree:

1. Support property owners who want to build Accessory Dwelling Units (ADUs) (62%)
2. Encourage redevelopment of underutilized properties (57%)

Top 2 Disagree/Strongly Disagree:

1. Increase density in the village areas/east of I-95 (58%)
2. Increase the number of areas that allow multi-family apartments/ townhouses/condos (43%)

Somewhat split in opinion:

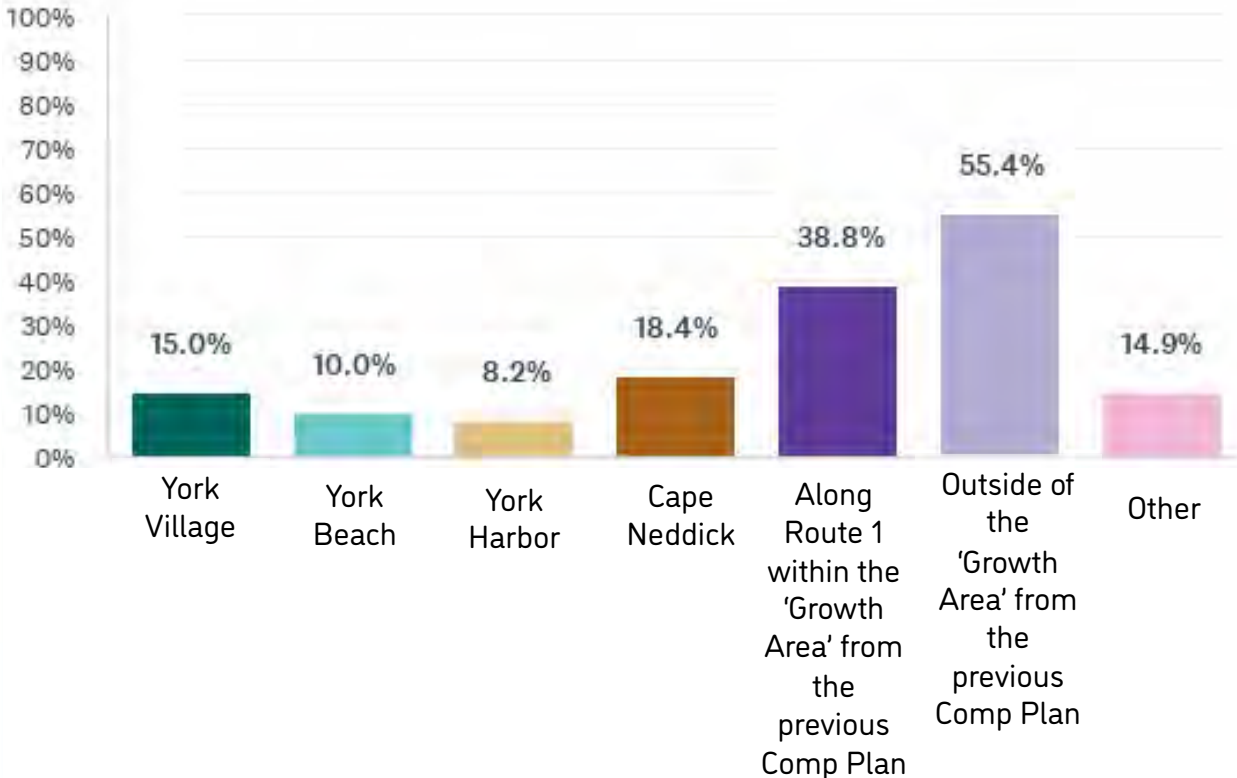
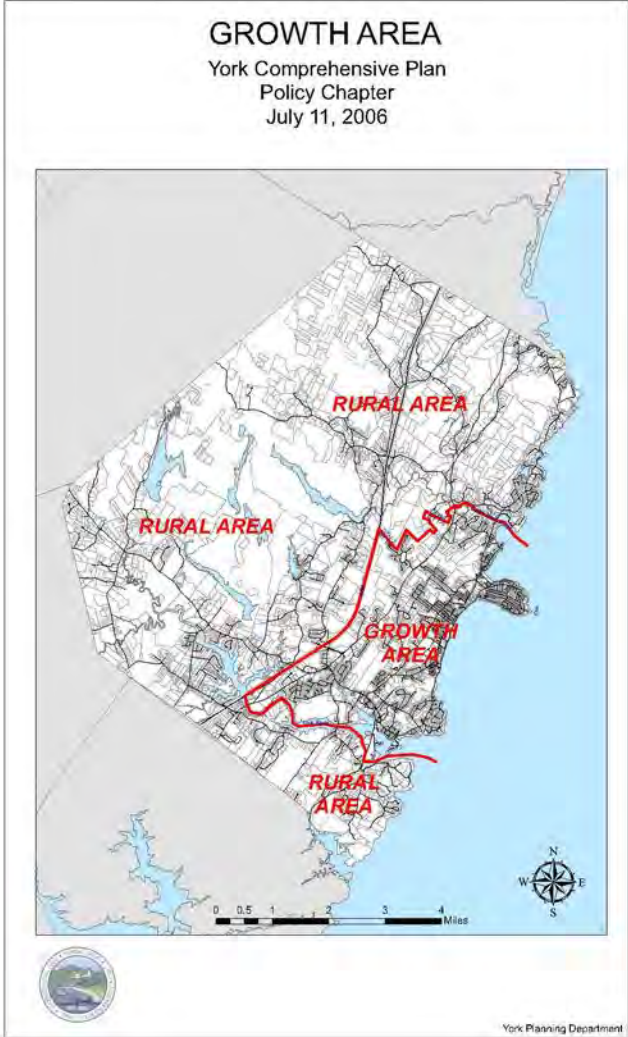
1. Reduce minimum lot sizes in rural areas where it's possible: 40% agree/strongly agree, 41% disagree/strongly disagree
2. Increase allowed number of units/density on a parcel if some used for affordable: 30% agree/strongly agree, 42% disagree/strongly disagree
3. Provide direct support to fund orgs like York Housing Authority: 41% agree/strongly agree, 34% disagree/strongly disagree

Are there areas where you would like to see housing growth?



Top 2 Answers:

1. Outside of the 'Growth Area' boundary from the previous Comprehensive Plan
2. Along Route 1 within the 'Growth Area' boundary from the previous Comprehensive Plan (approximately York River to Cape Neddick River)

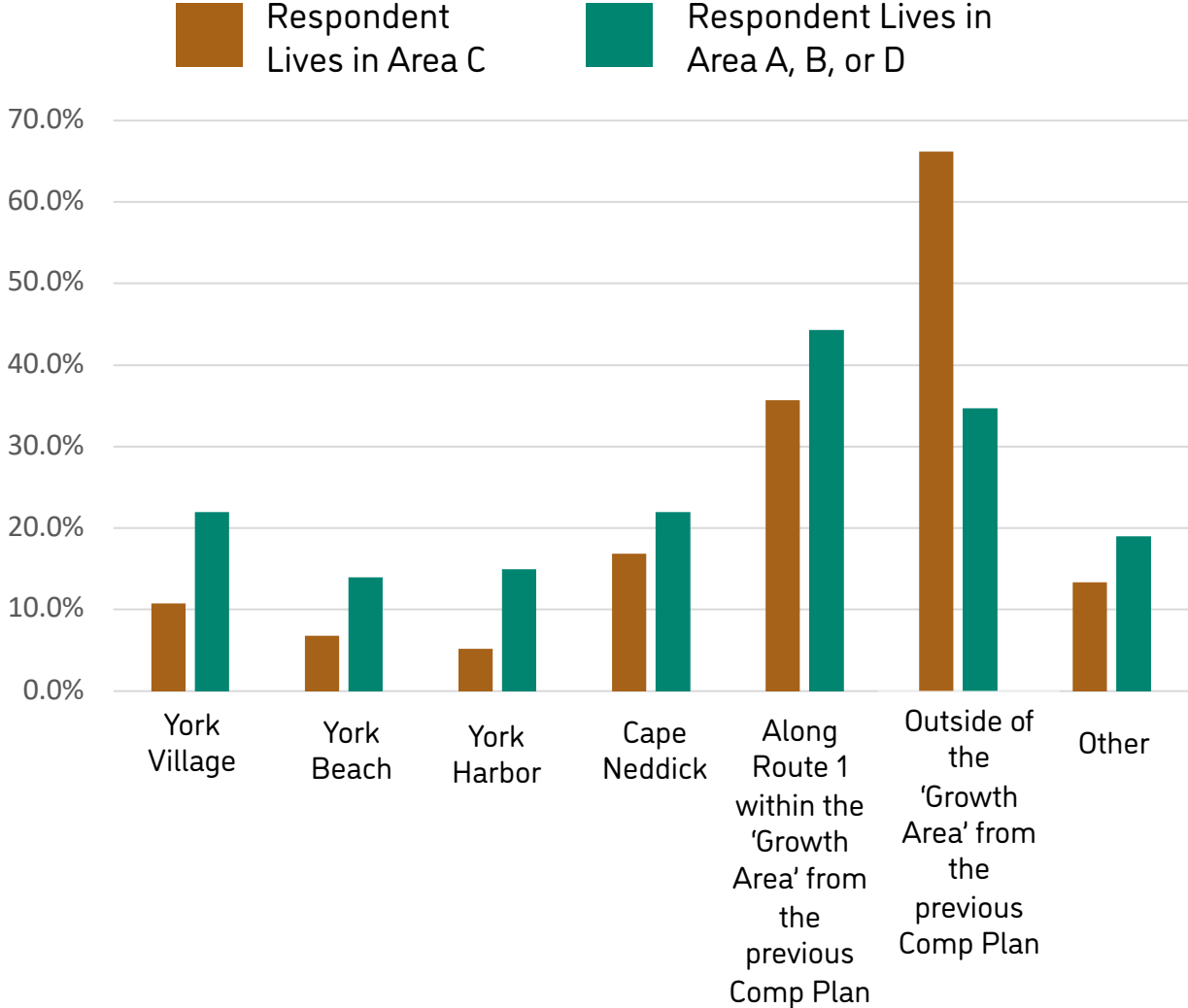
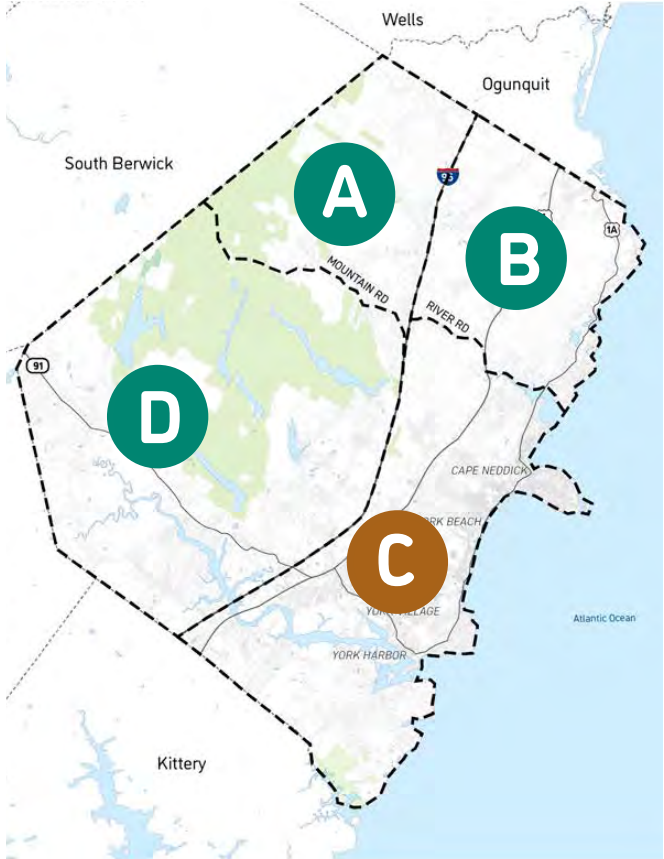


Top write-in answers under 'Other': None/nowhere (86); along Route 1 (7); slow/limited growth (6); away from natural areas (5); west of I-95 (4); rural areas (3); bring back moratorium (3)

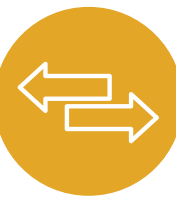
How does interest in areas for housing growth vary by where survey respondent lives?



66% of survey respondents who live in Area C would like to see housing growth in the 'Rural Areas' compared to only 35% who live in areas A, B, or D



What businesses would you like to see in York?



ECONOMY +
BUSINESS

Over 50% of respondents would like to see:

1. Restaurants, retail stores and/or other businesses with goods and services for residents (92%)
2. Recreation businesses (81%)
3. Health care and related businesses (76%)
4. Contractors and small construction firms (70%)
5. Professional services, financial services, or related businesses (65%)
6. Coworking space (62%)
7. Technology companies (56%)
8. Light manufacturing (53%)

What you don't want:

88% of respondents do not want “big-box” stores and 77% do not want formula/chain restaurants.

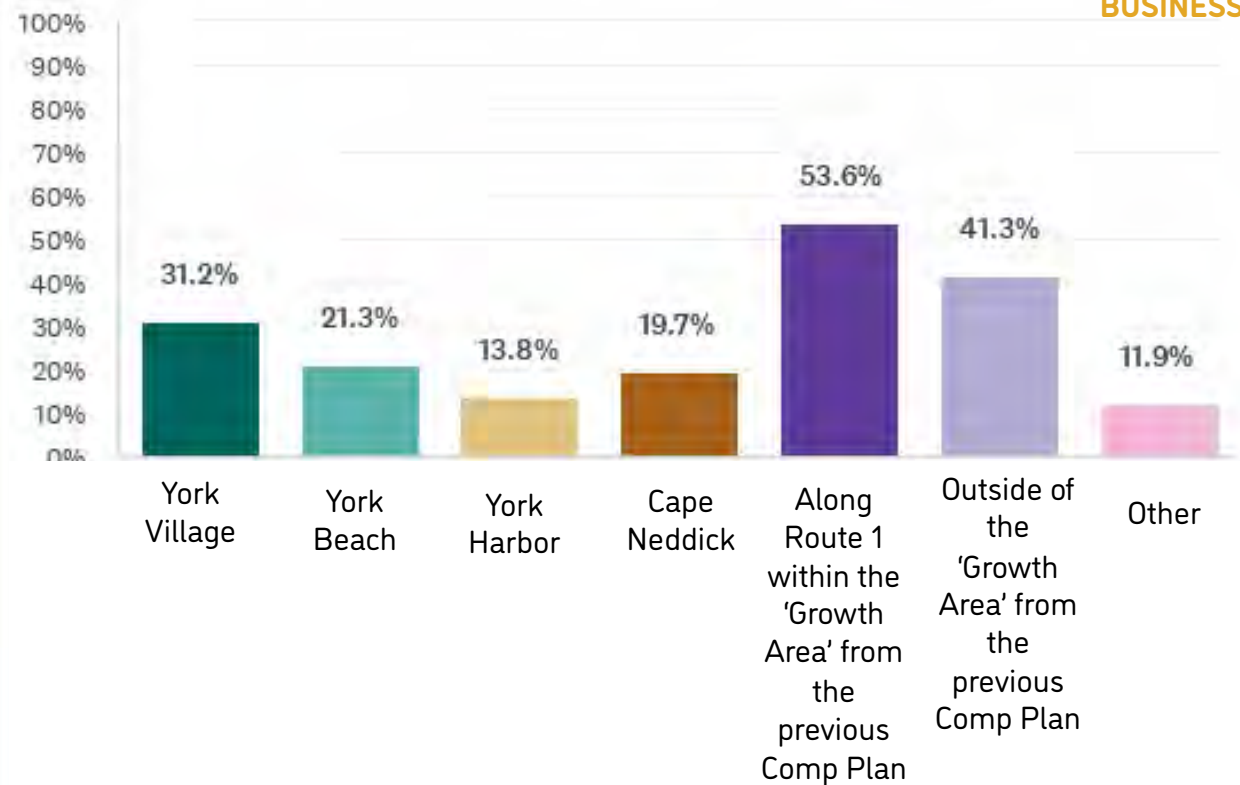
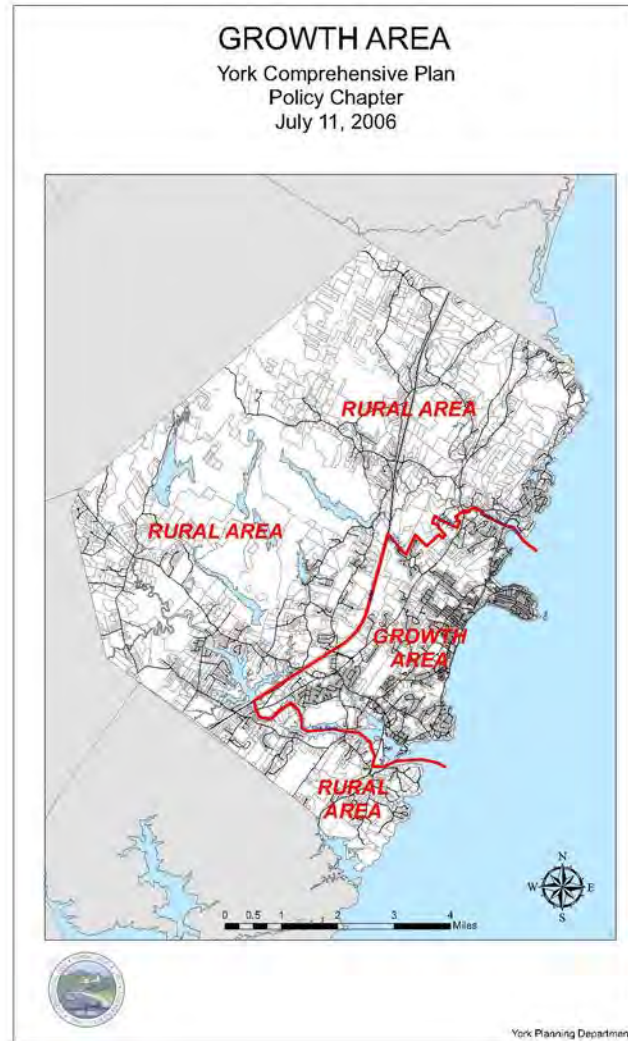
Are there areas where you would like to see economic growth?



ECONOMY + BUSINESS

Top 2 Answers:

1. Along Route 1 within the 'Growth Area' boundary from the previous Comprehensive Plan (approximately York River to Cape Neddick River)
2. Outside of the 'Growth Area' boundary from the previous Comprehensive Plan



Top write-in answers under 'Other': None/nowhere (62); along Route 1 (6); limited development (4); west of I-95 (2); fill vacant land and storefronts (2)

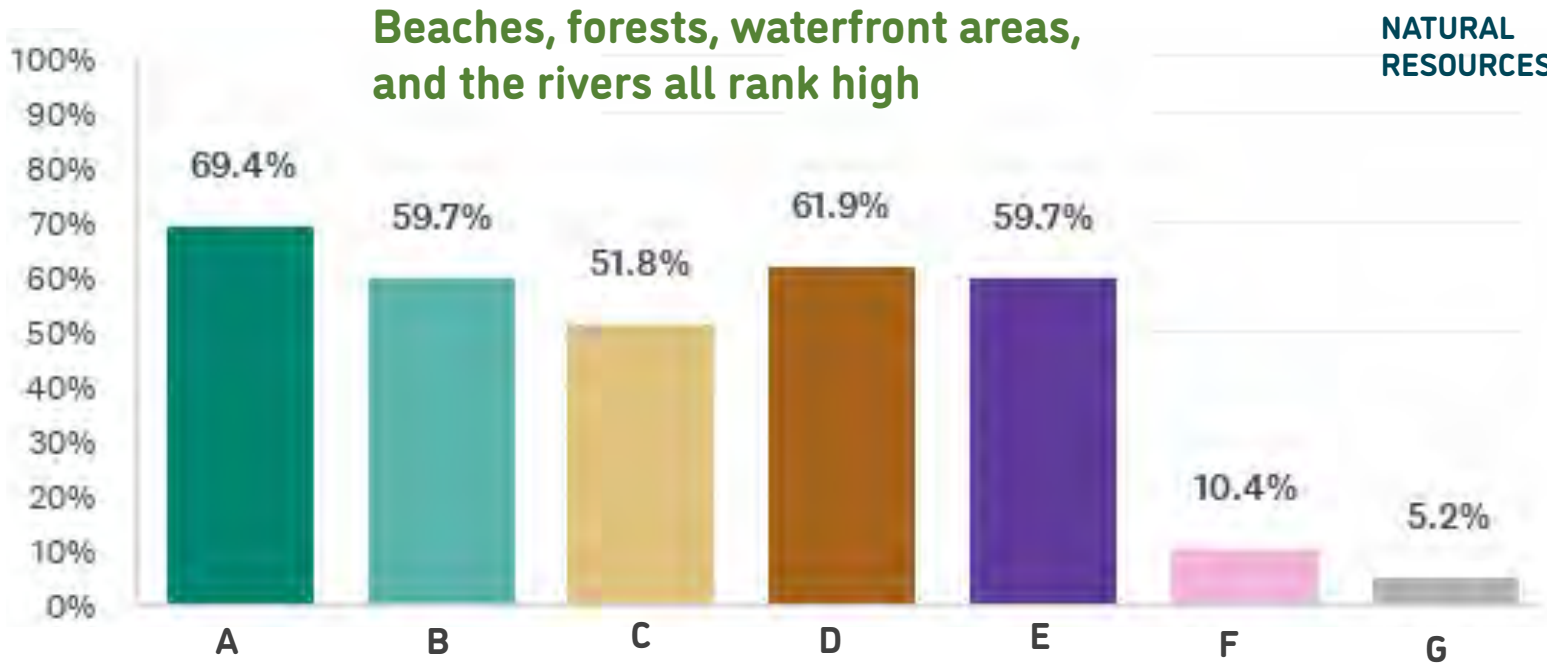
Protection of natural resources?



NATURAL RESOURCES

More than 80% of survey respondents think it is very important to conserve and protect natural resources in York.

10% of respondents believe resources in York don't need additional protection.



A – York’s beaches + ocean

B – The York River + Harbor

C – The Cape Neddick River

D – Forests and wildlife habitats

E – Waterfront areas, such as the Cliff Walk and Fisherman’s Walk

F – None – resources are well protected

G – Other

Top write-in answers under ‘Other’: Wetlands/marshes (9); open areas (4); Mt A; trees/forests (3); nowhere (2); agricultural areas (2); Cape Neddick beach (2)

Priorities for planning for the York River/Harbor?

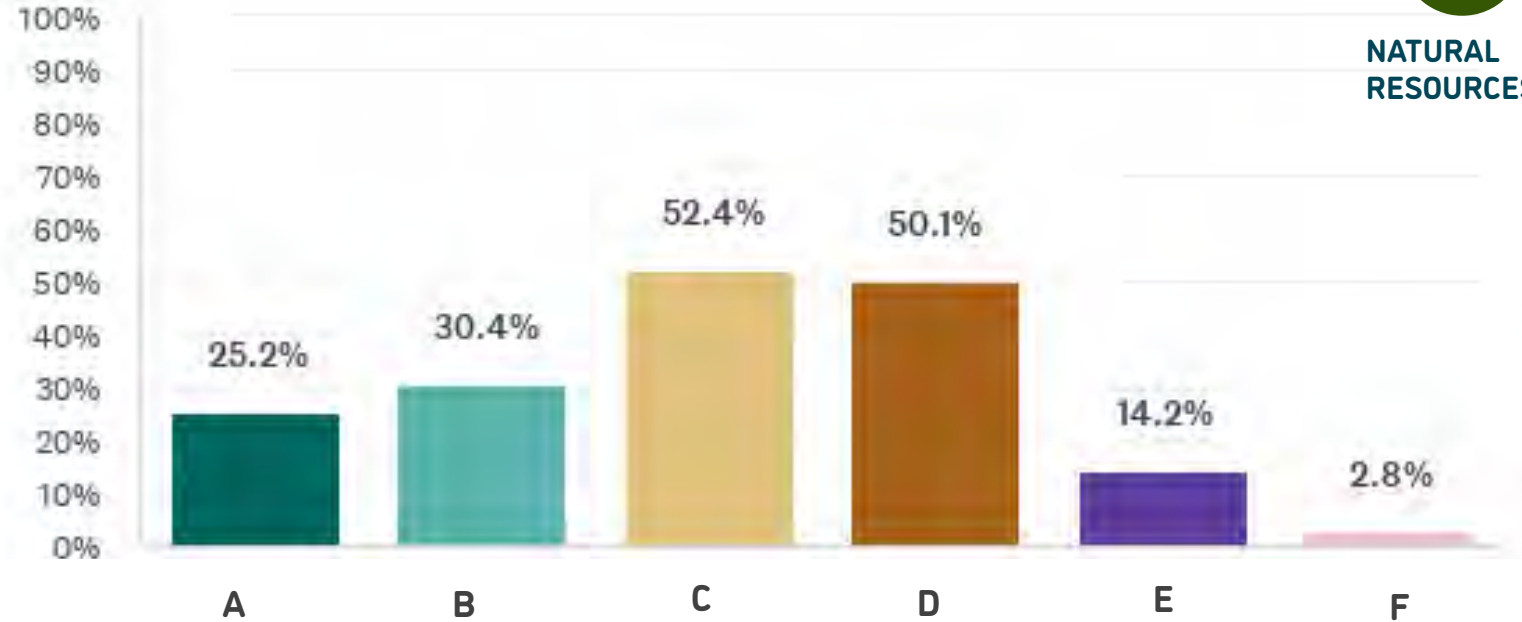


NATURAL
RESOURCES

Top 2 priorities:

1. Protection of marine ecosystems (52%)
2. Reduction of contamination and runoff from surrounding properties (50%)

14% of respondents believe the current use/restrictions are adequate and no change is necessary.



A – Access for commercial fishermen

B – Access for recreational users (such as paddlecraft, recreational boaters, clamming, etc.)

C – Protection of marine ecosystems

D – Reduction of contamination and runoff from surrounding properties

E – The current use/restrictions of the York River and Harbor are adequate; no change is necessary

F – Other

Top write-in answers under 'Other': Combination of all or several options (4); responsibly built docks (2); recreational access (2); shoreland zoning (2)

Which recreational resources do you use?

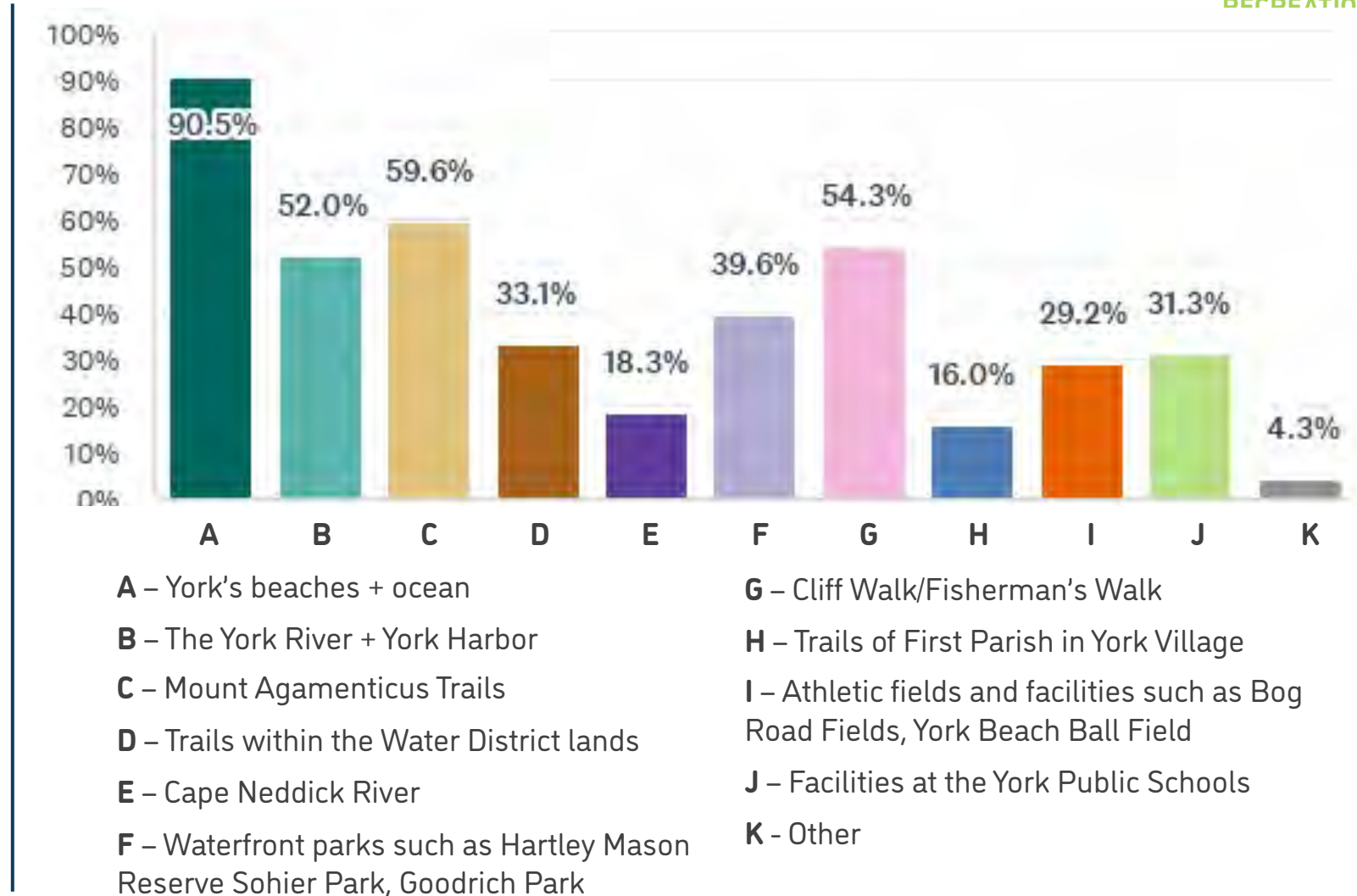


RECREATION

86% of survey respondents make use of York's recreational resources.

Of these, the following are used most regularly:

1. Beaches and ocean (91%)
2. Mount Agamenticus trails (60%)
3. Cliff Walk/ Fisherman's Walk (54%)
4. The York River and York Harbor (52%)



Top write-in answers under 'Other': York Land Trust trails (12); Basketball courts (3); Wiggly Bridge (2); Steedman Woods (2); bike paths (2)

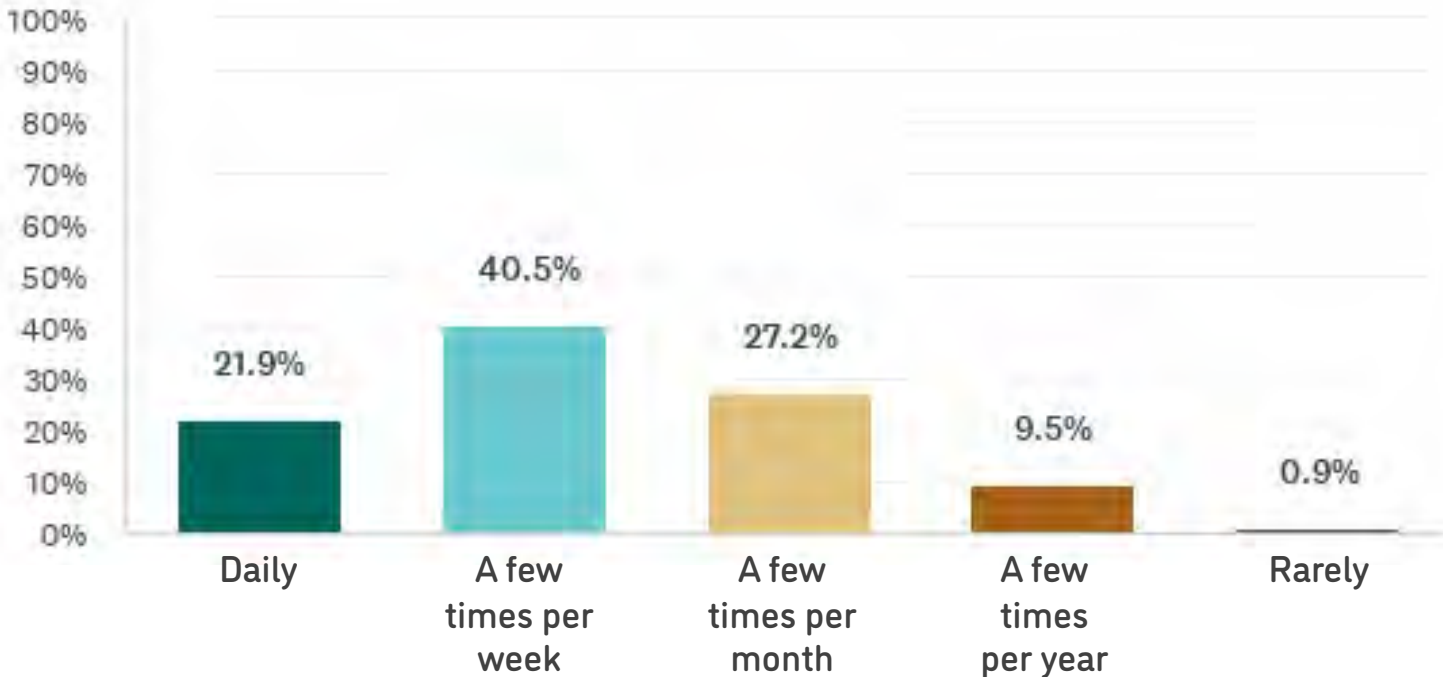
How often do you use York's recreational resources?



RECREATION

62% of survey respondents use York's recreational resources either daily or a few times per week.

Less than 1% use these resources rarely.



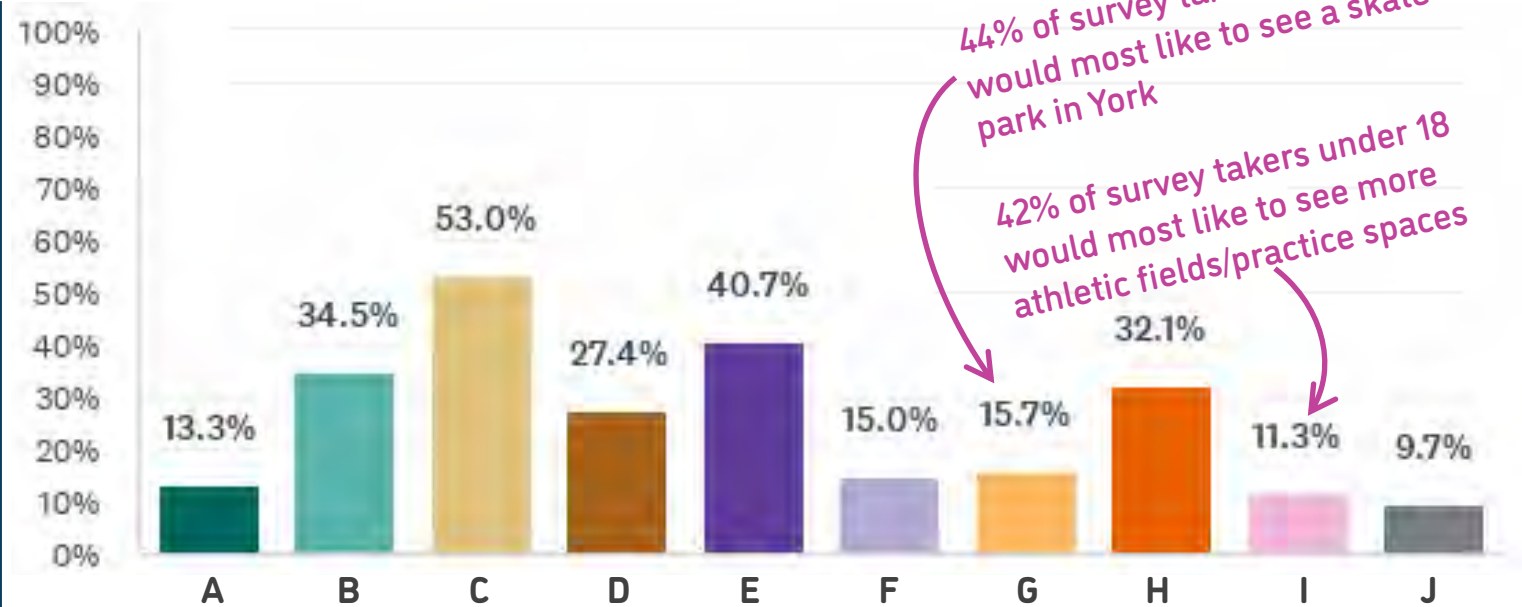
What recreational facilities would you like to see?



66% of survey takers said they want to have more community/ recreational facilities in York.

Top 5:

1. Multi-purpose recreational center (53%)
2. Indoor pool (41%)
3. Shared community center (34%)
4. More recreational trails (32%)
5. Dedicated boat launch for river recreation (27%)



- A** – Designated community space for specific age groups
- B** – Shared community spaces for age groups
- C** – Multi-purpose recreation space (gym, courts, social)
- D** – Dedicated boat launch for river recreation

- E** – Indoor pool
- F** – Hockey rink
- G** – Skate park
- H** – More recreational trails
- I** – More athletic fields or practice spaces
- J** – Other

44% of survey takers under 18 would most like to see a skate park in York

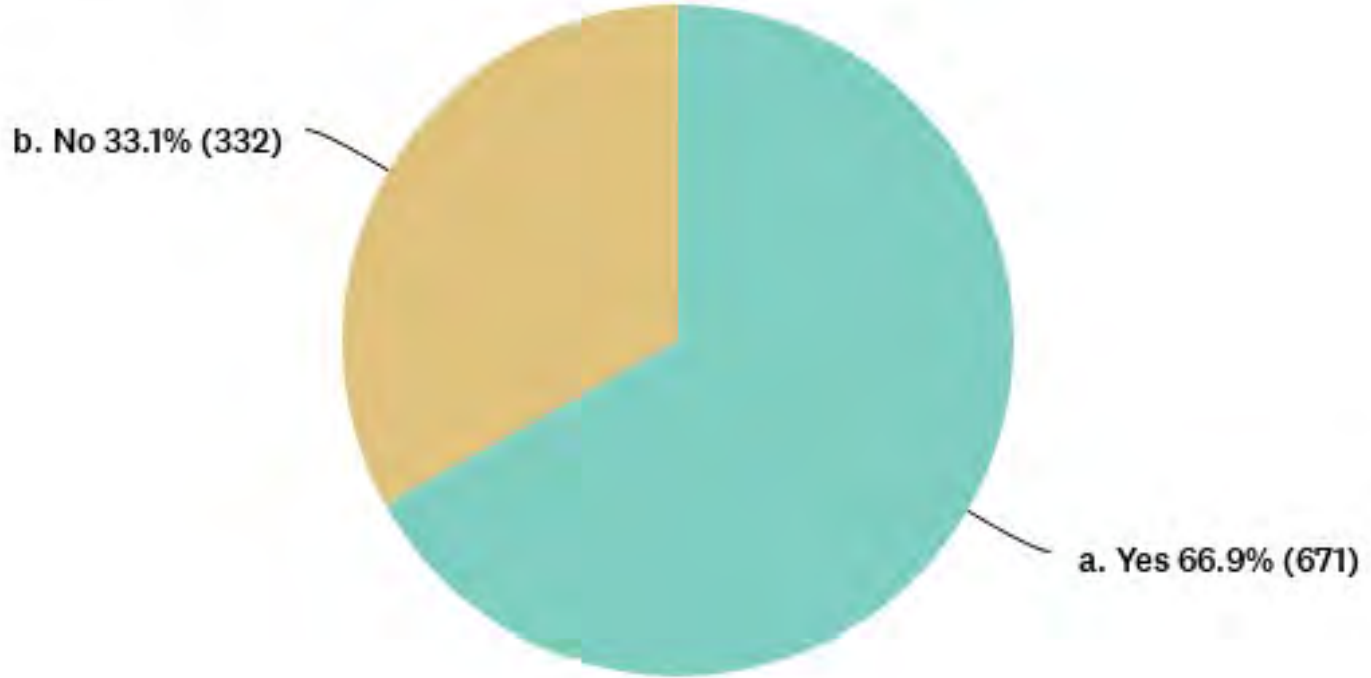
42% of survey takers under 18 would most like to see more athletic fields/practice spaces

Top write-in answers under 'Other': bike paths/trails and non-motorized connectivity (12), dog park (5), basketball courts (4), pickleball courts (3), skate park (3)

Would you support the Town purchasing riverfront property to expand recreation access to York River?



67% of survey respondents would support the Town purchasing riverfront property to expand recreation access to the York River.



How do you travel in York? What needs improvements?



TRANSPORTATION

- Most people in York get around by driving themselves (91%).
- Walking is also a common method of travel in York (56%) as is cycling (27%).

Nearly 60% of survey respondents think transportation options in York should be enhanced/improved.

The most popular desired “very important” improvements:

1. Enhanced bicycle safety improvements (56%)
2. Pedestrian safety near beaches (54%)
3. More transportation options for those who don't drive (52%)

Parking (resident only in villages during peak tourist season, more parking in village areas all year) ranked lower on list of important improvements.

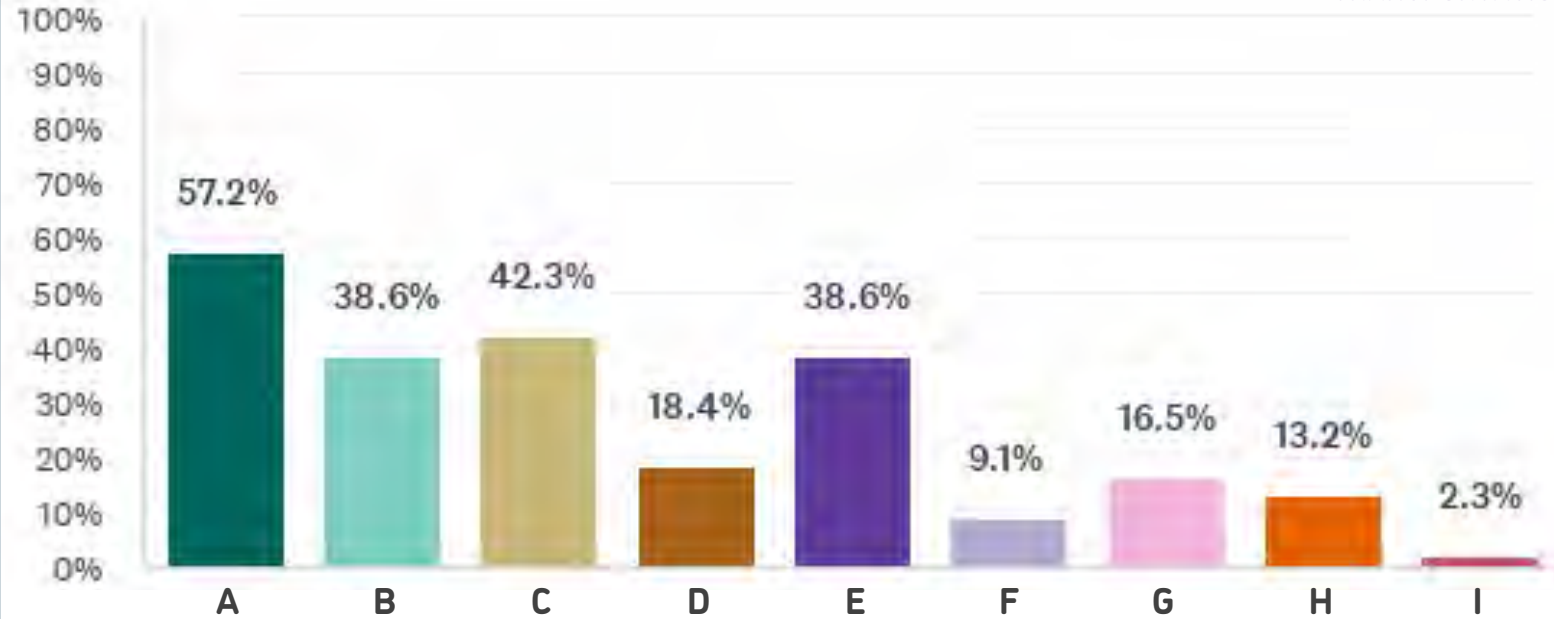
What would you be most likely to use/support?



TRANSPORTATION

Top answers:

1. Expansion of sidewalks (57%)
2. Formalization + expansion of trail system (42%)
3. Additional bike lanes + bike racks (39%)
4. Seasonal shuttle/bus service (39%)



A – Expansion of sidewalks + crosswalks

B – Additional bike lanes + bike racks

C – Formalization + expansion of connected trail system for getting around town

D – Year-round shuttle/bus service around town

E – Seasonal shuttle/bus service around town to reduce tourist congestion

F – Expansion of on-demand motorized transportation options/ride share

G – A “Transportation Hub” for parking and shuttle services

H – Bike rentals/bike share network

I – Vehicle share program

Evaluation of Town services

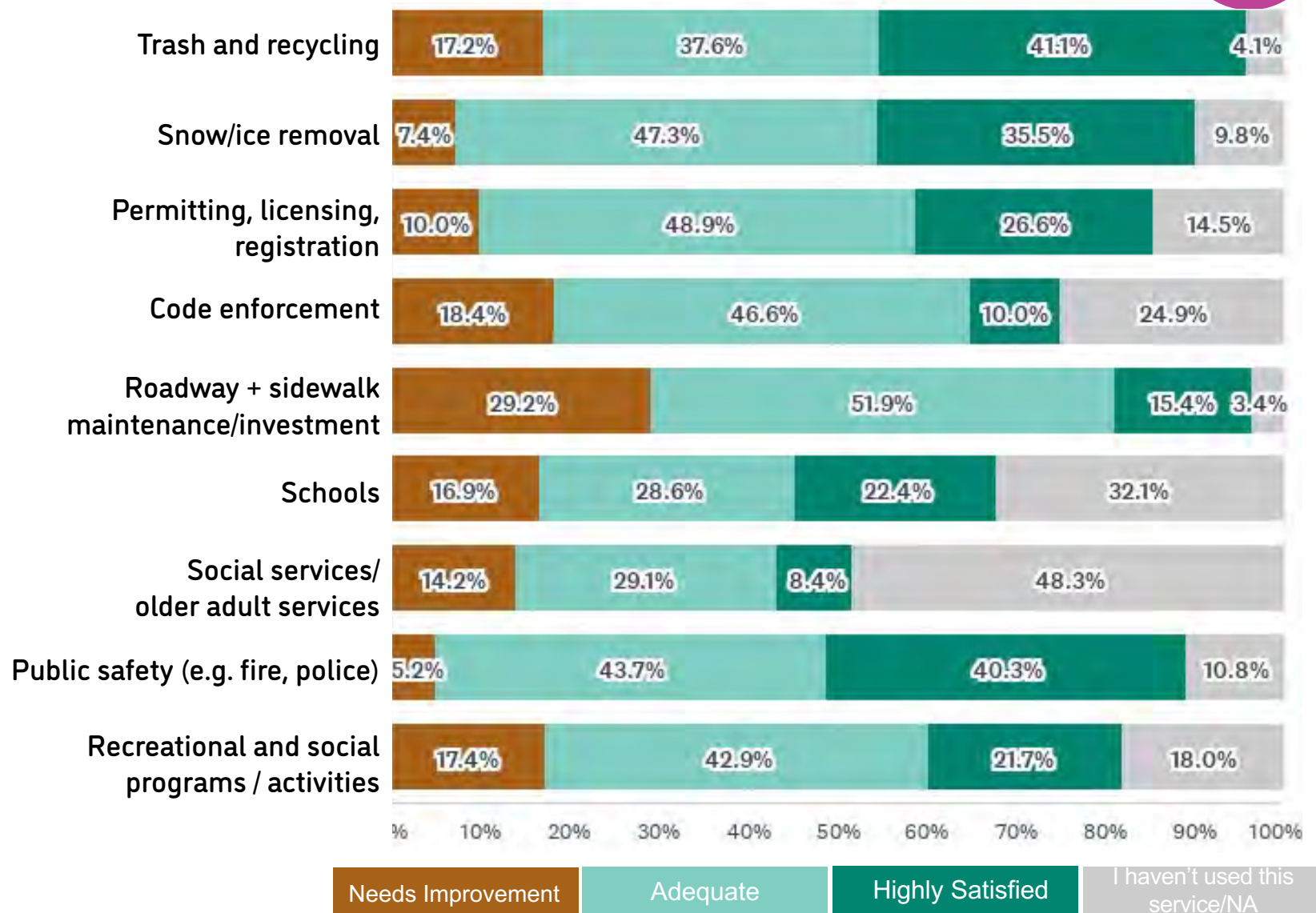


Top 3 Town services that need improvement:

1. Roadway and sidewalk maintenance + improvements (29%)
2. Code enforcement (18%)
3. Recreation and social programs and activities (17%)

Top 3 highly satisfied Town services:

1. Trash and recycling (41%)
2. Public safety (40%)
3. Snow/ice removal (36%)

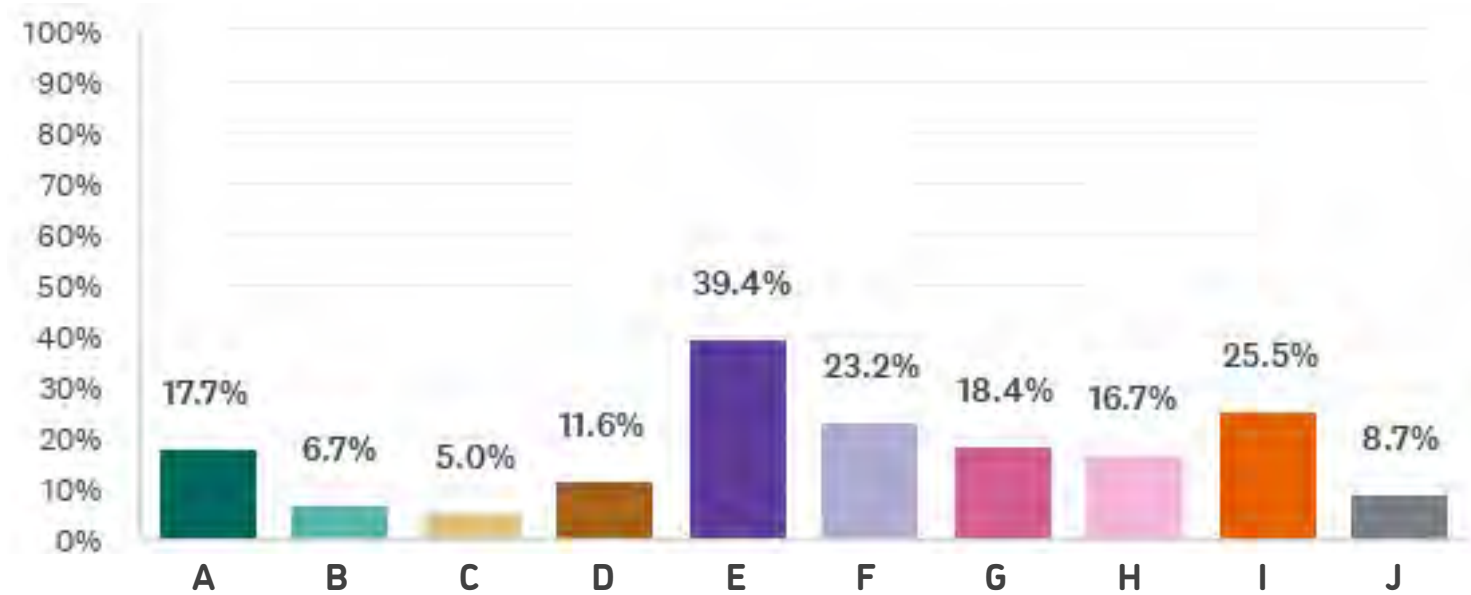


Public services – priorities for investment/expansion?



Top 3 answers:

1. Roadway and sidewalk maintenance/investment (39%)
2. Recreational and social programs/activities (26%)
3. Schools (23%)



A – Trash and recycling

B – Snow/ice removal

C – Permitting, licensing, registration

D – Code enforcement

E – Roadway + sidewalk maintenance/ investment

F – Schools

G – Social services/older adult services

H – Public safety (e.g. fire, police)

I – Recreational and social programs / activities

J - Other

Top write-in answers under 'Other': trash collection (less restrictive, at beaches) (7); none (6); public transport (5); more sidewalks/bike lanes (4); more frequent/accessible recycling (4); code enforcement (4); public safety on roadways (3); compost (3); septic run-off (3); schools (3); more town staff (3)

Other key takeaways from Survey



CLIMATE

- 73% are concerned about climate change.



HISTORY +
ARCHAEOLOGY

- 62% think the Town should devote more resources and increase existing regulations to protect historic structures and sites.

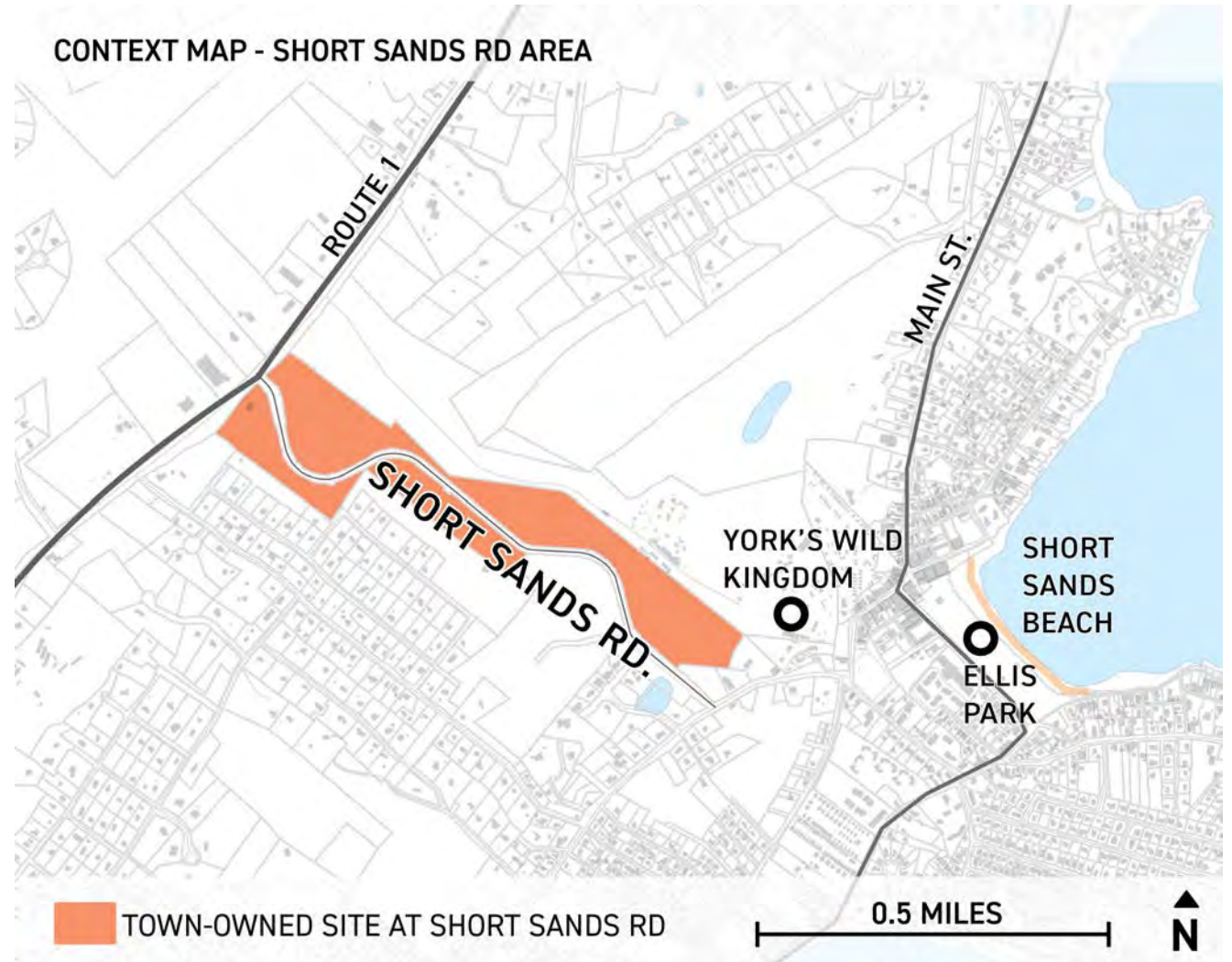


PUBLIC
FACILITIES
+ SERVICES

- 85% think that it is somewhat to very important to increase internet and cable access in York.
- 90% think that it is somewhat to very important to increase cell coverage in York.
- 75% think it is somewhat to very important to explore possible water and sewer expansion.

Short Sands Road Area

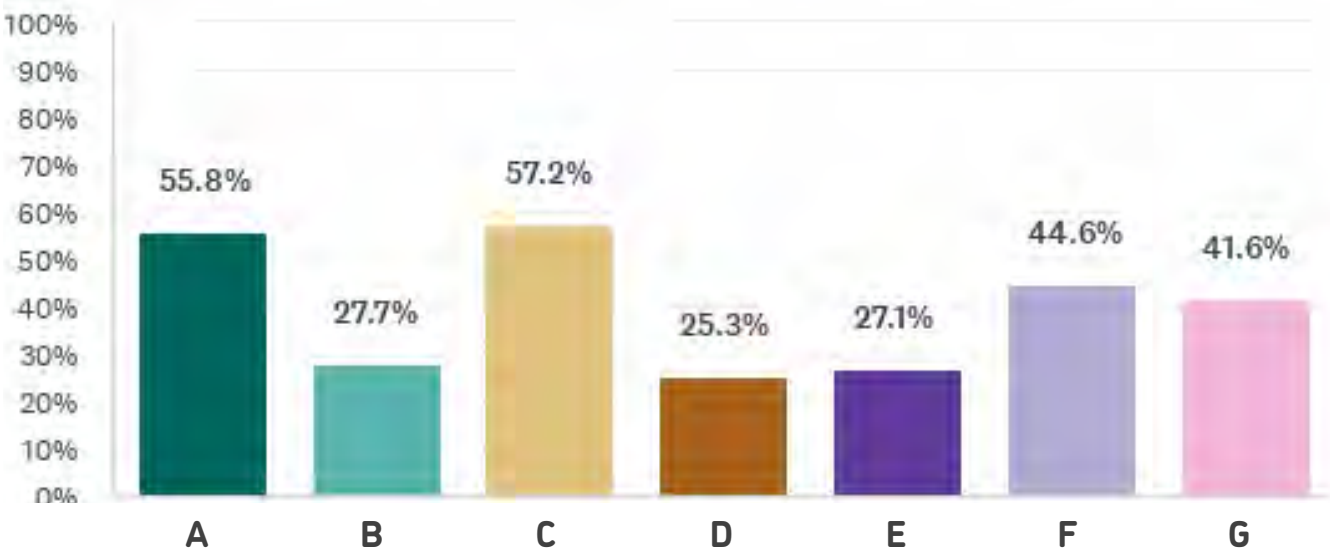
- 65% think that the new Short Sands Rd area should be developed (35% think it should not).
- 55% think it should allow for housing (45% think it should not).
- 61% think it should allow for retail/dining (39% think it should not).
- 37% think it should be restricted to recreational use (63% think it should not).



What is most important to you?

Top 4 overall priorities for the Comp Plan:

- 1. Conserve our forests, open space, and land (57%)
- 2. Preserve historic character, buildings, and spaces of York (56%)
- 3. Protect our town from impacts of climate change (45%)
- 4. Manage seasonal tourism impacts, such as traffic congestion, parking, access to services, etc. (42%)



- A – Preserve the historic character, buildings, and spaces of York.
- B – Provide more affordable housing and variety of housing types.
- C – Conserve our forests, open space, and land.
- D – Grow the employment and commercial tax base of the town.
- E – Expand our recreational resources and opportunities.
- F – Protect our town from impacts of climate change (sea level rise, flooding, loss of property value, extreme heat, and loss of forests/land, etc.).
- G – Manage seasonal tourism impacts, such as traffic congestion, parking, access to services, etc.

Top 5 words from visioning exercise

- 1 COMMUNITY (75):** small, ocean, welcoming, engaged, caring, family, diverse
DEFNITION OF "COMMUNITY": A FEELING OF FELLOWSHIP WITH OTHERS AS A RESULT OF SHARING COMMON ATTITUDES, INTERESTS, GOALS
- 2 TOWN (73):** small, quaintness, quiet, family feel, character, charm, revitalization, friendly
- 3 SAFE (63):** walking, biking, road, child, live, raise family, for all
- 4 HOUSING (52):** more affordable, all income levels, seniors, workers, mixed, limited, no more
- 5 CLEAN (52):** beaches, water, environment, energy, public areas, downtown businesses

Poll #2

(just for fun!)

- 1. Do you visit more ice cream shops or coffee shops in town?**
- 2. Are you a beach person or a mountain person?**

Big Picture Summary

OVERALL OUTREACH TAKEAWAYS

Outreach Takeaways



COMMUNITY

Community is important: social and physical connectivity, facilities and spaces to bring people together, maintaining welcoming sense of community.

A couple of topic areas from the survey weren't quite in alignment with what we heard through other engagement:



HOUSING



TOWN CAPACITY

Outreach Takeaways

SEVERAL KEY PRIORITIES FOR THE PLAN

- Conserve and protect our natural resources (land and water)
- Preserve York's historic character, buildings, and spaces
- Protect our town from impacts of climate change
- Manage seasonal impacts on town
- Increase recreational opportunities for all ages while preserving the town's natural resources

Outreach Takeaways



NATURAL RESOURCES

- Survey respondents said natural resources in York are very important to quality of life and a top priority for the plan
- Protection and maintenance of the beaches, water bodies, coasts, forests, and open spaces
- Aligns with desire to protect the town from impacts of climate change

Outreach Takeaways



HISTORIC CHARACTER, BUILDINGS, AND SPACES OF YORK

- Discussion about historic character has been consistent but was not expressed as a high priority during earlier outreach
- Survey indicates preservation of historic character, buildings and spaces in York is a high priority for the Comp Plan

Outreach Takeaways



CLIMATE CHANGE

- Survey respondents showed significant concern about climate change and that it should be a plan priority
- Aligns with great concern and interest in the town's natural resources

Outreach Takeaways



SEASONAL IMPACTS

- York has long been a highly desired tourist destination
- Traffic congestion and parking issues
- Access to services and typical town activities
- Housing

Outreach Takeaways

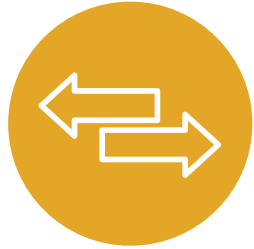


RECREATION

- York residents place a high value on recreation!
- Outdoor recreational resources for hiking, walking, biking, and water and sporting activities
- Indoor public recreational options for residents
- Expanded recreation access to the York River

Outreach Takeaways

OTHER TAKEAWAYS FOR THE PLAN



ECONOMY + ECONOMIC DEVELOPMENT

York's economy is important to the community's overall quality of life.



HOUSING

Encourage a variety of housing stock and affordability.



TRANSPORTATION

Increase transportation options in town with safety improvements for walking and biking and alternatives for those who don't drive.

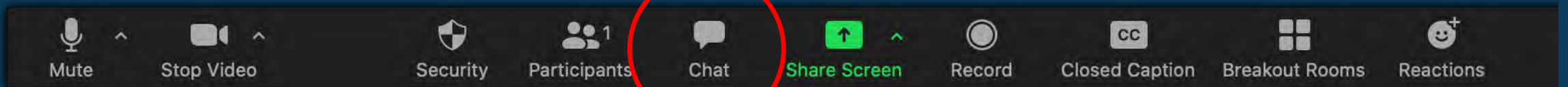


LAND USE AND GROWTH

Careful consideration for where and what types of land use will be allowed for possible future growth.

Questions?

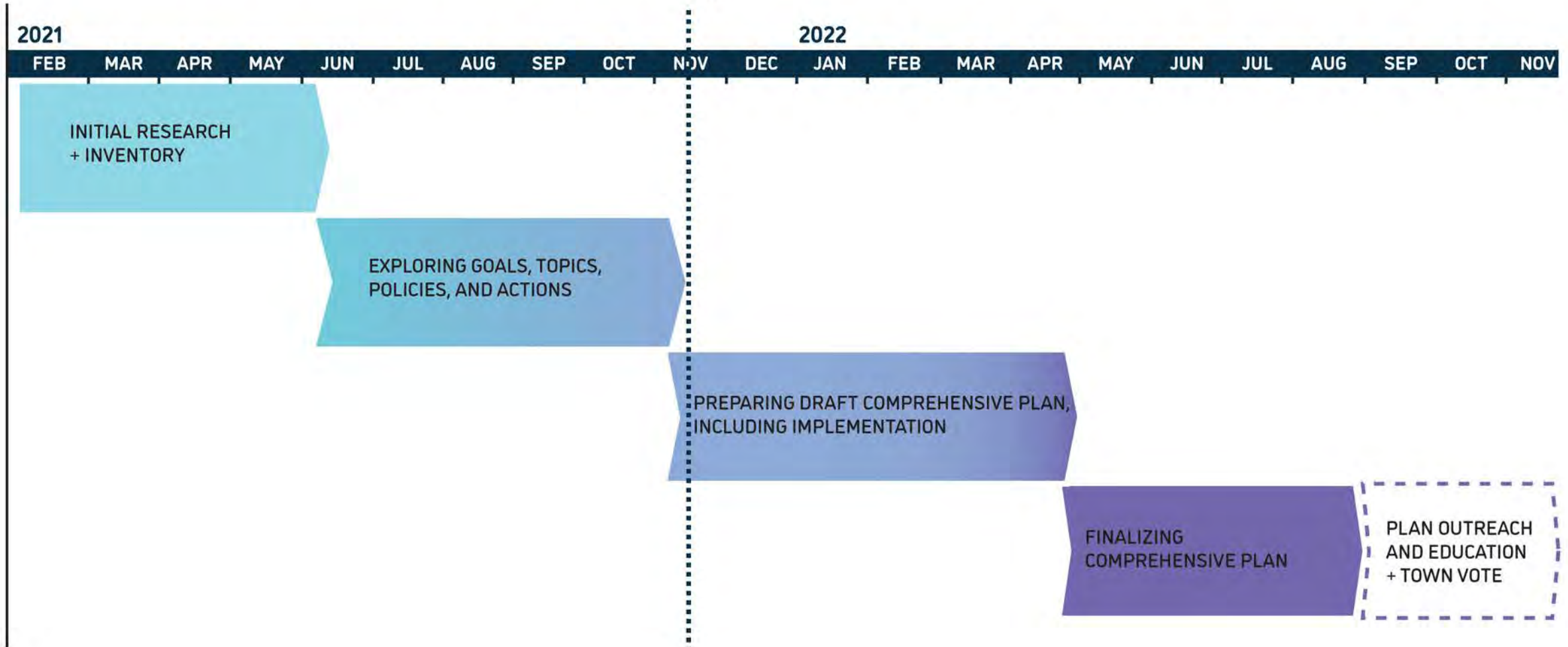
PLEASE TYPE THEM IN THE CHAT!



What's Next?

Project Timeline

We're here!



What's Next?

- Working with the Steering Committee to develop goals and recommendations for the plan
- Save the Date: May 12, 2022 - Plan Launch event at Churchill Barn!
- In the meantime, visit CompPlan.net for more ways to engage or to sign up for the project email list

CAP Survey

Thank you to all who completed the Comp Plan survey!
For those who are interested, the Climate Action Plan survey has just launched, and your input is important.

The Climate Action Plan will provide important information for the Comp Plan.



Go to yorkcap.net
for the survey link!



Thank you!

CompPlan.net



E6 York Comprehensive Plan Community Survey Results

Survey Open October 15, 2021- October 31, 2021



York Comprehensive Plan Community Survey Raw Export Survey Results

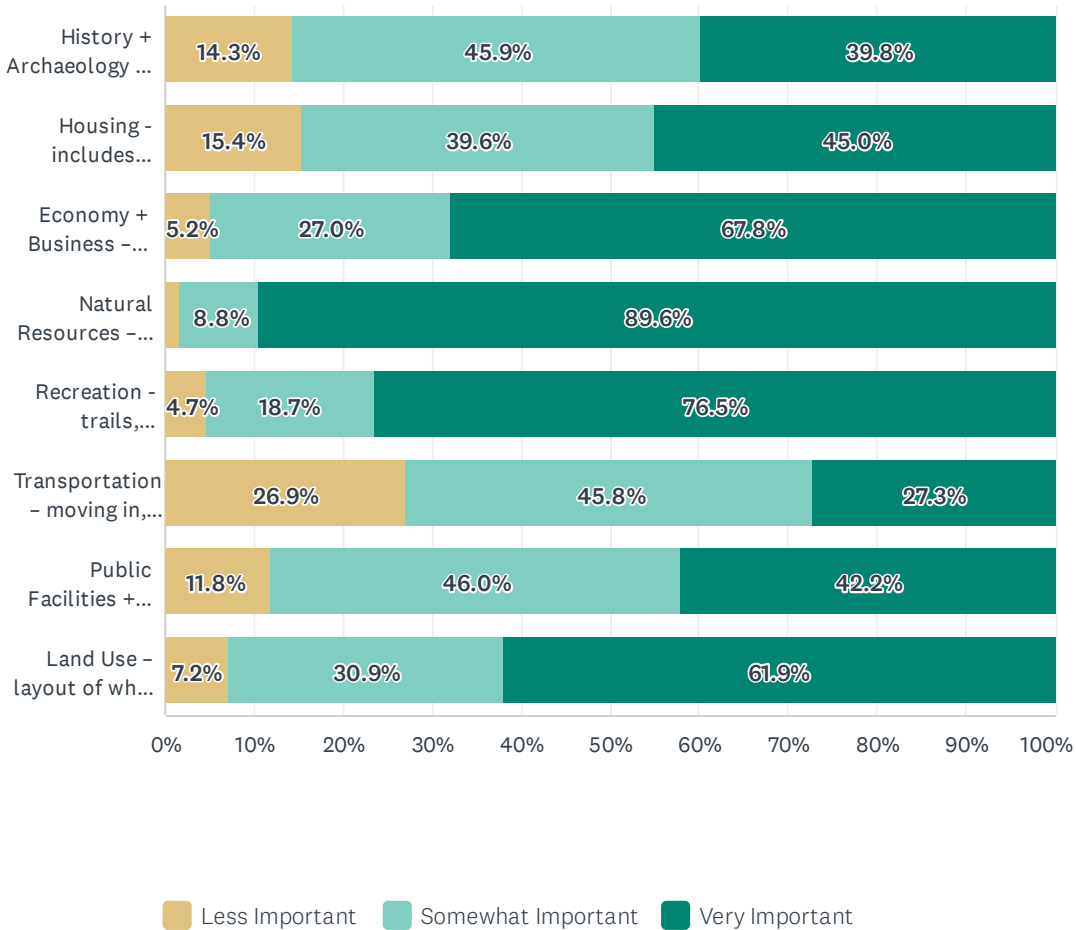
Survey Open October 15, 2021- October 31, 2021

1,163 Total Responses

All responses have been included in full.

Q1 Comprehensive Plan (Comp Plan) The Comp Plan covers many different aspects of life in York, and we would like to know how important the following are to you: 1. How much does each of the below contribute to, or affect, your quality of life in York? (select one answer per row)

Answered: 1,163 Skipped: 0

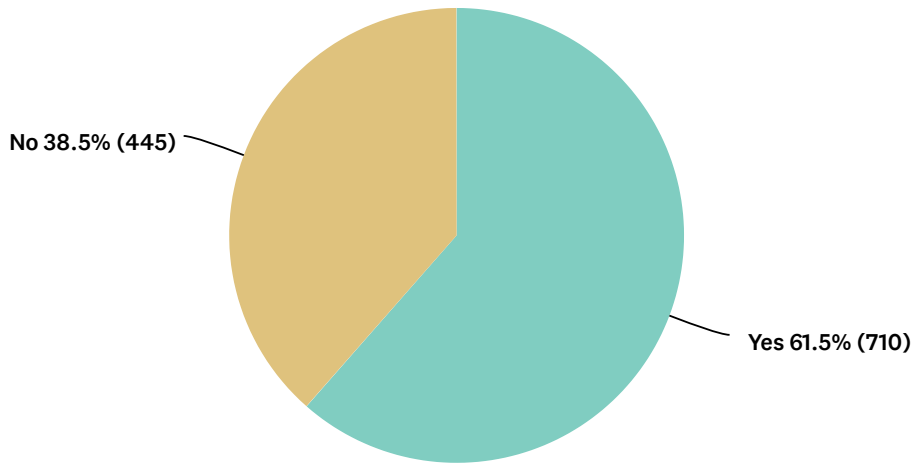


Community Survey

| | LESS IMPORTANT | SOMEWHAT IMPORTANT | VERY IMPORTANT | TOTAL |
|---|-------------------|-----------------------|-------------------|-------|
| History + Archaeology – includes pre-historic and historic buildings, sites, spaces | 14.3% 166 | 45.9% 534 | 39.8% 463 | 1,163 |
| Housing - includes quality, design, and variety of homes and apartments | 15.4% 179 | 39.6% 461 | 45.0% 523 | 1,163 |
| Economy + Business – local shops, jobs, activities, services | 5.2% 60 | 27.0% 314 | 67.8% 789 | 1,163 |
| Natural Resources – beaches, parks/open space, water bodies, and forests | 1.6% 19 | 8.8% 102 | 89.6% 1,042 | 1,163 |
| Recreation - trails, beaches, facilities, and programming | 4.7% 55 | 18.7% 218 | 76.5% 890 | 1,163 |
| Transportation – moving in, out, and around town | 26.9% 313 | 45.8% 533 | 27.3% 317 | 1,163 |
| Public Facilities + Services – Town-owned facilities, infrastructure and services | 11.8% 137 | 46.0% 535 | 42.2% 491 | 1,163 |
| Land Use – layout of what uses can go where, such as businesses, houses, open space | 7.2% 84 | 30.9% 359 | 61.9% 720 | 1,163 |

Q2 History + Archaeology2. Should the Town devote more resources and increase existing regulations to protect historic structures and sites?

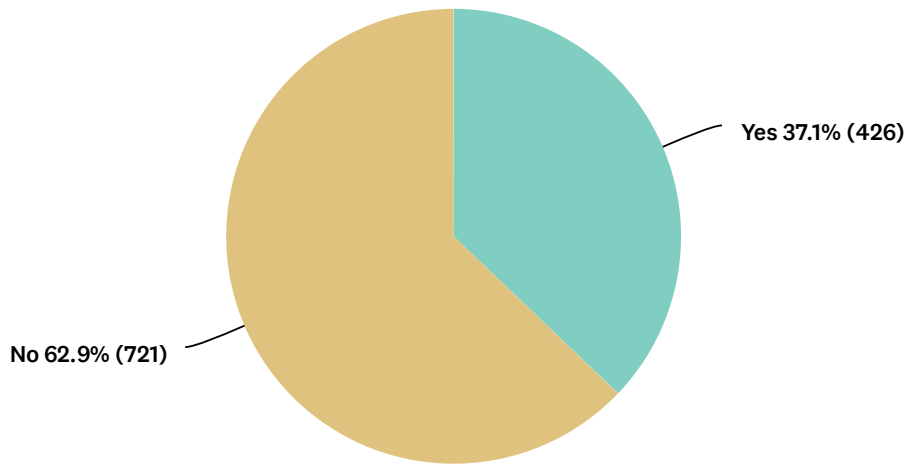
Answered: 1,155 Skipped: 8



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-------|
| Yes | 61.5% | 710 |
| No | 38.5% | 445 |
| TOTAL | | 1,155 |

Q3 Housing Housing affordability and type have been primary themes heard at both the July CompFest! event and the September Open House.
 3. Does York's existing housing supply adequately accommodate people of all ages and income levels?

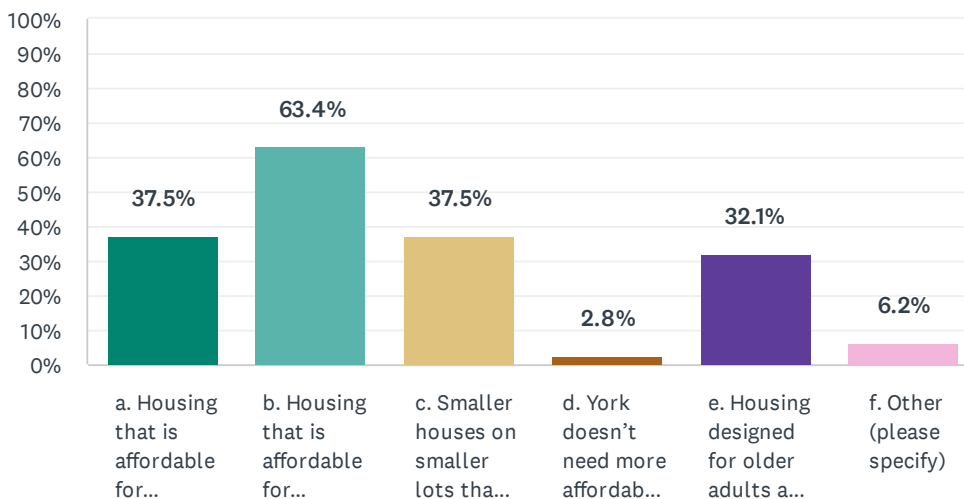
Answered: 1,147 Skipped: 16



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-------|
| Yes | 37.1% | 426 |
| No | 62.9% | 721 |
| TOTAL | | 1,147 |

Q4 For the purposes of this survey, please see the chart below for housing affordability definitions. Note: Definitions below are specific to the Town of York and may differ from definitions used elsewhere.4. What do you believe are the most important types of affordable housing (ownership and rental) needed in York? (select up to 2)

Answered: 707 Skipped: 456



| ANSWER CHOICES | RESPONSES |
|--|-----------|
| a. Housing that is affordable for low-income households | 37.5% 265 |
| b. Housing that is affordable for moderate-income households | 63.4% 448 |
| c. Smaller houses on smaller lots that are affordable to households seeking to buy their first home, but that are not income-limited | 37.5% 265 |
| d. York doesn't need more affordable housing | 2.8% 20 |
| e. Housing designed for older adults at a range of prices and types | 32.1% 227 |
| f. Other (please specify) | 6.2% 44 |
| Total Respondents: 707 | |

| # | F. OTHER (PLEASE SPECIFY) | DATE |
|---|--|---------------------|
| 1 | No more units like in the village; town govt does not need to control types of housing | 11/1/2021 1:01 PM |
| 2 | Homes for low to moderate income buyers which cannot be converted or sold for seasonal use and requires that the owner be the occupant. I think smaller houses on smaller lots that are affordable but not income limited will bring investor owners who will lease them short term. | 11/1/2021 1:31 AM |
| 3 | Reduce daily rentals to avoid buying up all the properties | 10/31/2021 4:46 PM |
| 4 | make ownweship affordable by reducing daily rentals | 10/31/2021 4:06 PM |
| 5 | Workforce housing | 10/31/2021 10:12 AM |
| 6 | Smaller smarter homes that are more efficient to live in | 10/30/2021 1:57 PM |

Community Survey

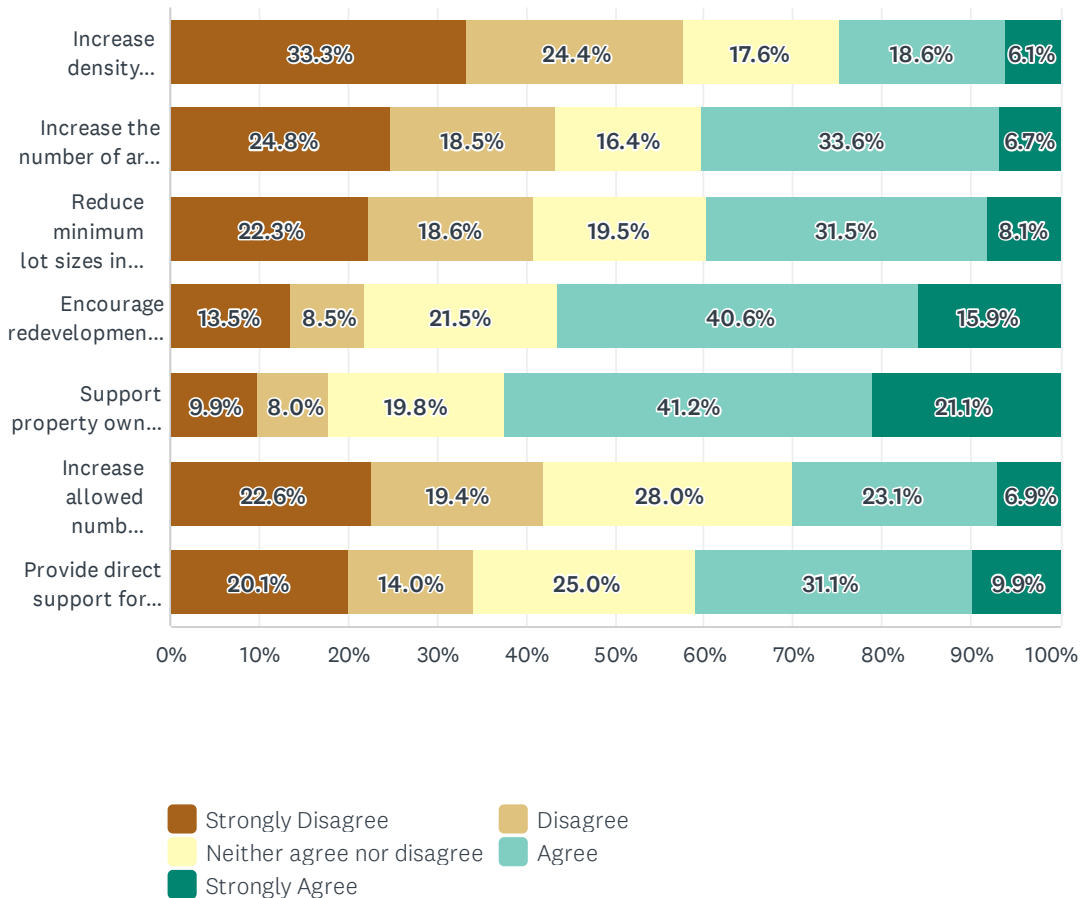
| | | |
|----|--|---------------------|
| 7 | "C" as long as the owner resides in the home. | 10/30/2021 12:23 PM |
| 8 | Do not have an informed opinion. | 10/30/2021 11:11 AM |
| 9 | Affordable housing for all designations | 10/30/2021 10:34 AM |
| 10 | Housing for singles and seasonal workers | 10/30/2021 9:36 AM |
| 11 | This question is misguided because of generational wealth. The definitions should include something about how much of one's income is spent on housing. There's a big difference between my neighbor who inherited their house and only pay taxes and me, who pays a mortgage and taxes. | 10/29/2021 5:02 PM |
| 12 | Eliminate min requirement of 600 sq ft | 10/29/2021 2:06 PM |
| 13 | Nor does it need excessively lavish and expensive housing. | 10/29/2021 12:08 PM |
| 14 | Please eliminate daily Airb&b rentals which would open up more housing and decrease housing costs | 10/29/2021 10:15 AM |
| 15 | Work force housing to allow those who work here to live here | 10/29/2021 9:45 AM |
| 16 | Moratorium on subdivisions | 10/28/2021 12:18 PM |
| 17 | decrease lot size in order to build whatever size house; reduce set backs | 10/27/2021 11:39 AM |
| 18 | Not interested in development | 10/25/2021 4:32 PM |
| 19 | Apartment / multifamily housing, esp. for younger people with less space need and lower income | 10/23/2021 7:36 PM |
| 20 | Rental housing for young adults who grew up in York | 10/23/2021 6:54 PM |
| 21 | Re-use of land without current active use for low income housing. Ex. a lot with an old house nobody lives in. | 10/22/2021 1:34 PM |
| 22 | eco friendly housing | 10/22/2021 11:30 AM |
| 23 | I think everyone should be able to have a roof over their heads so even if someone is homeless they should still be able to a home. | 10/22/2021 11:28 AM |
| 24 | I dont know | 10/22/2021 9:30 AM |
| 25 | idk | 10/22/2021 4:39 AM |
| 26 | Construction which does not disturb, damage or disrumpt wetlands or vernal pools; the state's shoreland overlay needs to be respected and adhered to. | 10/21/2021 7:56 PM |
| 27 | mixed housing for all ages and family size to live together | 10/21/2021 4:43 PM |
| 28 | Are these definitions accurate? | 10/21/2021 4:03 PM |
| 29 | accessory dwelling units | 10/20/2021 9:16 PM |
| 30 | Work force housing | 10/19/2021 9:30 PM |
| 31 | Reduce the number of investor owned properties - can you enforce resident rather than airbnb-ing properties?? | 10/19/2021 5:57 PM |
| 32 | Housing availability for staff looking to work in the York area. | 10/19/2021 10:04 AM |
| 33 | Young adults apartments 1-2 bedroom | 10/18/2021 8:14 PM |
| 34 | Season rental units are needed | 10/18/2021 5:53 PM |
| 35 | More and lower priced rental properties. Make it easy for homeowners to construct in-law apartments for extended family or income. | 10/18/2021 6:22 AM |
| 36 | Over 55 housing | 10/17/2021 6:13 PM |
| 37 | Workforce adjustable | 10/17/2021 2:45 PM |
| 38 | Answered "no" to prior housing question but I don't have information on the current housing types and demand, it just based on housing shortage, don't have specifics to answer this | 10/17/2021 7:50 AM |

Community Survey

| | question | |
|----|---|---------------------|
| 39 | Workforce housing where the occupants are working in the local area | 10/16/2021 11:07 PM |
| 40 | Housing for workers | 10/16/2021 10:05 AM |
| 41 | The Town should start enforcing its building codes | 10/15/2021 6:13 PM |
| 42 | York's current zoning makes it virtually impossible to construct a minimum 600 sf structure within the income limits for affordable housing. There should be accommodation for new and innovative technologies that recognize the market's ability to meet housing needs through such concepts as tiny houses and repurposed shipping containers, both of which can enhance affordability through cheap supply, mass production and built-in necessities. | 10/15/2021 4:36 PM |
| 43 | dwelling over shops in walkable neighborhood | 10/15/2021 3:31 PM |
| 44 | condominiums | 10/15/2021 1:14 PM |

Q5 5. If a broader range of housing types and designs for a range of incomes is desired, public or private subsidies, development considerations, and/or other strategies may be needed to make them financially feasible. How would you choose to accommodate this variety of housing types, including 'affordable housing', over the next 10 years? (select one answer per row)

Answered: 1,074 Skipped: 89

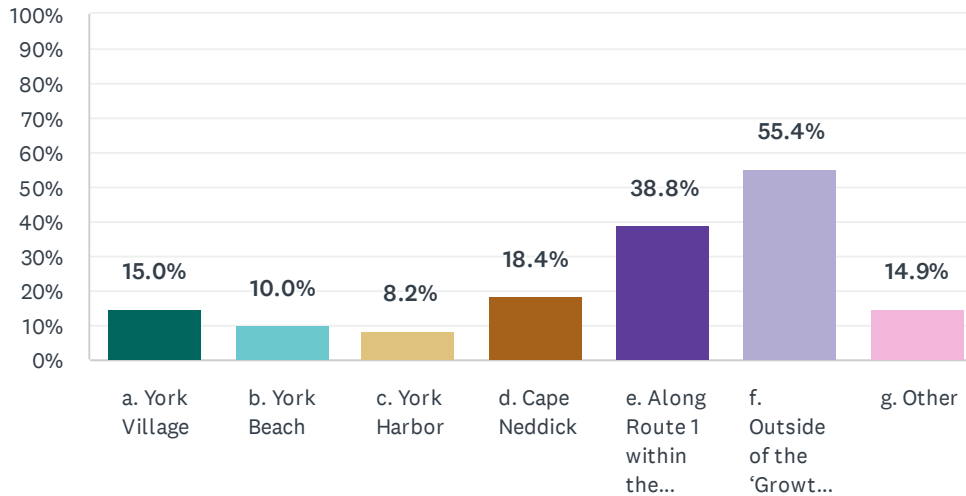


Community Survey

| | STRONGLY DISAGREE | DISAGREE | NEITHER AGREE NOR DISAGREE | AGREE | STRONGLY AGREE | TOTAL |
|--|------------------------------|-----------------|---|--------------|---------------------------|--------------|
| Increase density (allowed number of houses or units per acre) in the village areas/east of I-95. | 33.3% 358 | 24.4% 262 | 17.6% 189 | 18.6% 200 | 6.1% 65 | 1,074 |
| Increase the number of areas that allow multi-family apartments, townhouses, or condominiums. | 24.8% 266 | 18.5% 199 | 16.4% 176 | 33.6% 361 | 6.7% 72 | 1,074 |
| Reduce minimum lot sizes in rural areas in places where it's possible (not in Water District land, conservation land, etc.). | 22.3% 240 | 18.6% 200 | 19.5% 209 | 31.5% 338 | 8.1% 87 | 1,074 |
| Encourage redevelopment of any underutilized properties (not including protected areas). | 13.5% 145 | 8.5% 91 | 21.5% 231 | 40.6% 436 | 15.9% 171 | 1,074 |
| Support property owners who want to build accessory dwelling units (ADUs) – relatively small apartments that are part of an existing single family owner-occupied home, including in-law and garage apartments, etc. | 9.9% 106 | 8.0% 86 | 19.8% 213 | 41.2% 442 | 21.1% 227 | 1,074 |
| Increase allowed number of units and/or density on a parcel if a portion of it is below-market affordable housing. | 22.6% 243 | 19.4% 208 | 28.0% 301 | 23.1% 248 | 6.9% 74 | 1,074 |
| Provide direct support for below-market affordable housing, which may help fund organizations like York Housing Authority. | 20.1% 216 | 14.0% 150 | 25.0% 268 | 31.1% 334 | 9.9% 106 | 1,074 |

Q6 6. The map that follows shows the designated growth areas from the last Comprehensive Plan. Are there particular areas where you would like to see more housing growth in the next 10-15 years? (select all that apply)

Answered: 1,061 Skipped: 102



| ANSWER CHOICES | RESPONSES | |
|--|-----------|-----|
| a. York Village | 15.0% | 159 |
| b. York Beach | 10.0% | 106 |
| c. York Harbor | 8.2% | 87 |
| d. Cape Neddick | 18.4% | 195 |
| e. Along Route 1 within the 'Growth Area' boundary from the previous Comprehensive Plan (approximately York River to Cape Neddick River) | 38.8% | 412 |
| f. Outside of the 'Growth Area' boundary from the previous Comprehensive Plan (in areas marked 'Rural Area' on the map) | 55.4% | 588 |
| g. Other | 14.9% | 158 |
| Total Respondents: 1,061 | | |

| # | G. OTHER | DATE |
|---|---|---------------------|
| 1 | Along Rte 1 | 11/1/2021 2:21 PM |
| 2 | New roads often landlock property that's buildable | 11/1/2021 1:03 PM |
| 3 | Northern part of York (Agamenticus area, between Ogunquit and the village) | 11/1/2021 1:35 AM |
| 4 | there are no particular areas where I would like to see more housing.growth. | 10/31/2021 10:12 PM |
| 5 | No growth areas. | 10/31/2021 7:58 PM |
| 6 | None | 10/31/2021 7:24 PM |
| 7 | keep growth designations as outlined on previous Comp Plan - no need to keep expanding exponentially. | 10/31/2021 5:44 PM |

Community Survey

| | | |
|----|---|---------------------|
| 8 | East of route 1 | 10/31/2021 5:31 PM |
| 9 | The village should be the Town Center for growth and services. All other areas should be rural | 10/31/2021 4:48 PM |
| 10 | I don't see why growth is necessary? These questions seem very leading- almost like they were written by a powerful wealthy local realtor.... | 10/31/2021 4:39 PM |
| 11 | The growth area should stay the same. Please do not change zoning | 10/31/2021 4:09 PM |
| 12 | No | 10/31/2021 3:25 PM |
| 13 | Bring back Growth Ordinance | 10/31/2021 1:39 PM |
| 14 | None | 10/31/2021 10:03 AM |
| 15 | All along Route 1, but not adjacent to the headwaters of the Cape Neddick River | 10/31/2021 7:06 AM |
| 16 | none | 10/31/2021 3:49 AM |
| 17 | Until you can control traffic along those roads in Cape Neddick, including Route One, you will have nothing but a mess with overdevelopment. | 10/30/2021 5:36 PM |
| 18 | toward Ogunquit | 10/30/2021 5:28 PM |
| 19 | none- the town is too crowded already and resources will become limiting, such as water | 10/30/2021 5:14 PM |
| 20 | No new areas | 10/30/2021 5:04 PM |
| 21 | Rural areas but without too heavy a concentration. | 10/30/2021 4:28 PM |
| 22 | None | 10/30/2021 4:13 PM |
| 23 | Co-housing options | 10/30/2021 3:36 PM |
| 24 | When towns get as big as York is becoming: you lose what brought people here in the first place. The question needs to be asked: WHY are you driving new housing into town? The school system is failing from the once top notch school that brought people to this town. Fix that first. | 10/30/2021 2:22 PM |
| 25 | Allow for more units on existing lots and allow for smaller minimum lot sizes. | 10/30/2021 12:01 PM |
| 26 | Allow for more units on existing lots and allow for smaller minimum lots sizes. | 10/30/2021 12:01 PM |
| 27 | No affordable housing or big box stores | 10/30/2021 11:35 AM |
| 28 | Select areas outside of the growth area where the lot sizes can be reduced but remain "scenic". | 10/30/2021 10:03 AM |
| 29 | we have already grown too quickly. the moretorem was lifted and the town has exploded. WE DO NO NEED MORE HOUSING. | 10/30/2021 8:01 AM |
| 30 | No | 10/30/2021 7:34 AM |
| 31 | NA | 10/30/2021 6:45 AM |
| 32 | none | 10/29/2021 9:00 PM |
| 33 | Co-op big old houses to truly affordable, climate upgraded, workforce apts | 10/29/2021 7:28 PM |
| 34 | No further multi-family units anywhere in town. Traffic is already bad enough. | 10/29/2021 6:44 PM |
| 35 | NONE | 10/29/2021 2:07 PM |
| 36 | No more growth is desired | 10/29/2021 12:55 PM |
| 37 | Due to sea level rise, there should not be any growth in areas directly adjacent to the water or even inland ponds and wetlands. | 10/29/2021 12:09 PM |
| 38 | Due to sea level rise, there should not be any growth in areas directly adjacent to the water or even inland ponds. I recommend limiting growth throughout town. | 10/29/2021 12:06 PM |
| 39 | Zoning should stay the same | 10/29/2021 10:18 AM |
| 40 | No, there are no particular areas where I would like to see more housing growth. There seems | 10/28/2021 11:25 PM |

Community Survey

to be too much growth currently, and this applies especially to the York Beach area on the Nubble peninsula.

| | | |
|----|--|---------------------|
| 41 | Housing growth should be minimal - too much housing is leading to infrastructure quagmire | 10/28/2021 4:55 PM |
| 42 | None | 10/28/2021 3:32 PM |
| 43 | None | 10/28/2021 1:42 PM |
| 44 | NONE; return to moratorium | 10/28/2021 12:26 PM |
| 45 | Slow it down | 10/28/2021 12:18 PM |
| 46 | No growth | 10/28/2021 11:50 AM |
| 47 | Free market should determine | 10/28/2021 10:13 AM |
| 48 | I would not like to see any housing growth | 10/28/2021 10:11 AM |
| 49 | Any development needs to balance climate impact (runoff, septic, effect on rivers/oceans, and impact on schools (class sizing/adequate staff resourcing)). | 10/27/2021 10:06 PM |
| 50 | Keep the rural areas, it part of York that is unique | 10/27/2021 3:22 PM |
| 51 | I do not want to see more housing growth in the next 10-15 years. I would prefer to see less growth or stagnation. | 10/27/2021 10:36 AM |
| 52 | Why do we need to actively encourage "more housing growth"? If people want to build on their property, they should be able to, within zoning. This is not a Town function. | 10/27/2021 10:07 AM |
| 53 | Outside of the Growth Area boundary from the previous Comprehensive Plan (in areas marked Rural Area but only west of Rt. 1) | 10/26/2021 8:19 PM |
| 54 | Stop building all together. | 10/26/2021 7:04 PM |
| 55 | Route 91 in the area of Brixham Lower Corners | 10/26/2021 6:35 PM |
| 56 | GROWTH NEEDS TO EXPAND WESTWARD | 10/26/2021 5:40 PM |
| 57 | NONE | 10/26/2021 4:26 PM |
| 58 | no where | 10/26/2021 3:52 PM |
| 59 | Strongly Disagree | 10/26/2021 9:36 AM |
| 60 | Not interested in development | 10/25/2021 4:34 PM |
| 61 | Little growth desired | 10/25/2021 4:02 PM |
| 62 | limited the growth | 10/25/2021 9:24 AM |
| 63 | the town is losing its small town feel, I am not a proponent of additional housing growth | 10/25/2021 8:45 AM |
| 64 | None | 10/25/2021 8:15 AM |
| 65 | None | 10/24/2021 11:32 PM |
| 66 | Out of state | 10/24/2021 8:54 PM |
| 67 | None | 10/24/2021 4:28 PM |
| 68 | Short sands Rd | 10/24/2021 9:37 AM |
| 69 | Where people can walk or bike to jobs | 10/23/2021 7:00 PM |
| 70 | No growth | 10/22/2021 7:23 PM |
| 71 | NO | 10/22/2021 4:38 PM |
| 72 | None | 10/22/2021 2:43 PM |
| 73 | The area marked 'rural area' so that less income people can move inland and more wealthy people can move to the coast. | 10/22/2021 1:49 PM |
| 74 | None | 10/22/2021 1:48 PM |

Community Survey

| | | |
|-----|---|---------------------|
| 75 | IDK | 10/22/2021 1:47 PM |
| 76 | nooooooooooooo | 10/22/2021 1:45 PM |
| 77 | Im not sure but one part that makes maine maine is all of the trees i like it just the way it is | 10/22/2021 1:43 PM |
| 78 | I don't know. | 10/22/2021 1:34 PM |
| 79 | No growth | 10/22/2021 1:01 PM |
| 80 | idk | 10/22/2021 12:46 PM |
| 81 | IDK | 10/22/2021 12:46 PM |
| 82 | I don't have an opinion | 10/22/2021 12:44 PM |
| 83 | idk | 10/22/2021 12:44 PM |
| 84 | no where | 10/22/2021 12:28 PM |
| 85 | Nowhere | 10/22/2021 10:23 AM |
| 86 | away from the beaches so it makes less traffic | 10/22/2021 10:20 AM |
| 87 | i have no opinion | 10/22/2021 9:31 AM |
| 88 | i don't have an opinion | 10/22/2021 9:31 AM |
| 89 | idk | 10/22/2021 9:30 AM |
| 90 | I dont know | 10/22/2021 9:30 AM |
| 91 | idk | 10/22/2021 4:40 AM |
| 92 | none | 10/21/2021 4:47 PM |
| 93 | None. York is too busy as it is | 10/21/2021 2:58 PM |
| 94 | I would rather not see more housing growth at all but if necessary, on the west side of Rt. 95. | 10/20/2021 10:32 AM |
| 95 | No more growth | 10/20/2021 9:48 AM |
| 96 | West of 94 | 10/20/2021 8:27 AM |
| 97 | I do not support housing growth. | 10/19/2021 7:18 PM |
| 98 | None! | 10/19/2021 6:10 PM |
| 99 | Prefer no growth. We chose to live here because we like the way it is now. | 10/19/2021 3:03 PM |
| 100 | no more cutting down of trees and building!!!! | 10/19/2021 11:38 AM |
| 101 | Why ruin a beautiful town | 10/19/2021 7:54 AM |
| 102 | No housing expansion | 10/19/2021 7:47 AM |
| 103 | None | 10/19/2021 7:33 AM |
| 104 | Limit growth, not expand growth. | 10/18/2021 9:12 PM |
| 105 | Do not want to see more housing growth. There should have been a box to check for less growth. | 10/18/2021 6:53 PM |
| 106 | Not in York, Nada (nothing) too much already. | 10/18/2021 4:45 PM |
| 107 | West of I95. Not east of I95 | 10/18/2021 2:56 PM |
| 108 | not sure | 10/18/2021 1:10 PM |
| 109 | York County is already densely developed. If new housing is "required" it should be in the rural areas. | 10/18/2021 12:14 PM |
| 110 | I don't want a housing growth plan! | 10/18/2021 11:28 AM |
| 111 | nowhere | 10/18/2021 10:08 AM |

Community Survey

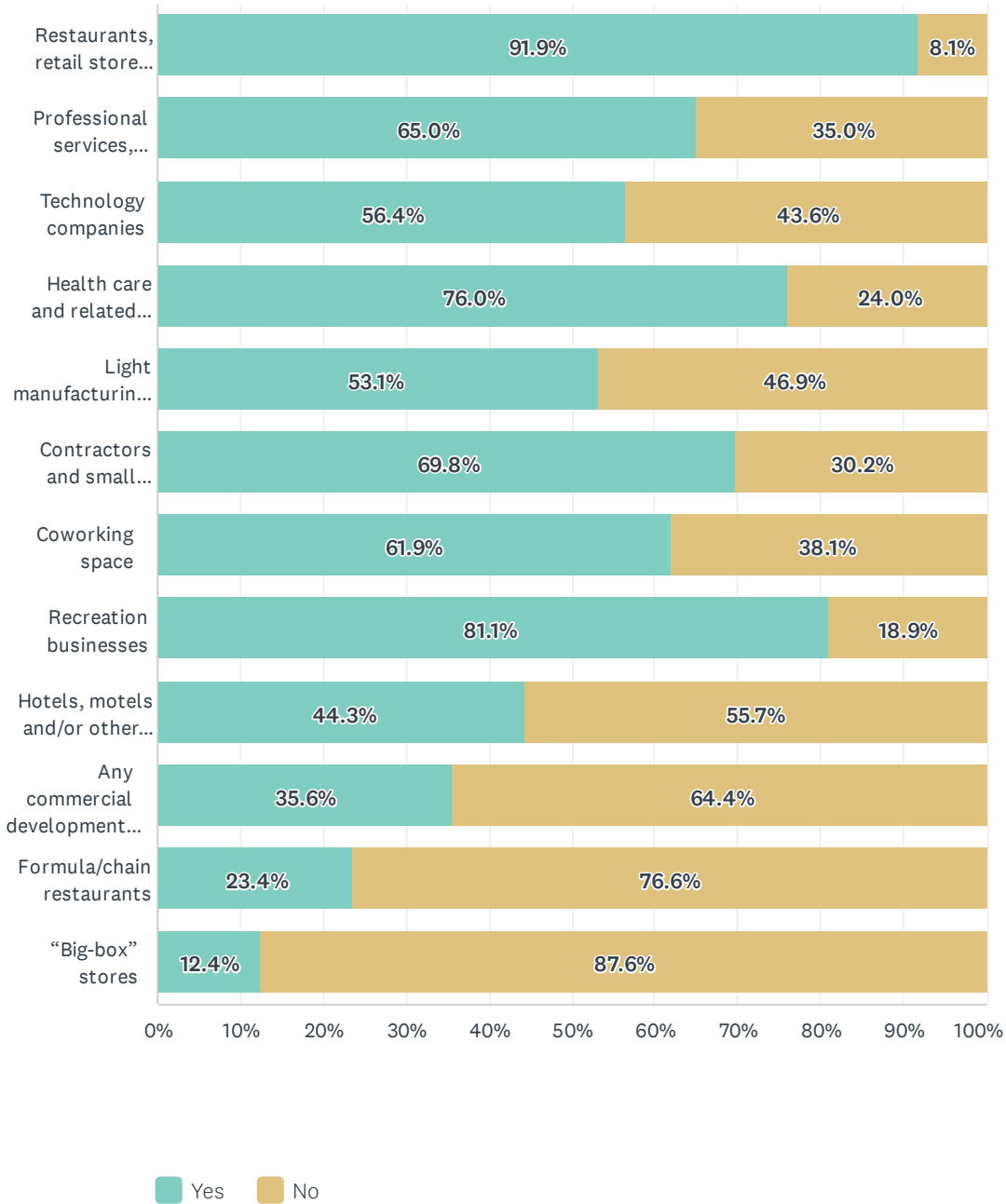
| | | |
|-----|--|---------------------|
| 112 | The "growth area" is already too crowded. Our infrastructure (roads) can't support more development. It's already difficult to get around in the summer, in the growth area. | 10/18/2021 6:31 AM |
| 113 | Rural area west of the turnpike only | 10/17/2021 7:28 PM |
| 114 | None | 10/17/2021 3:31 PM |
| 115 | I do not want to see more growth. I want to see the open space preserved as is. | 10/17/2021 3:15 PM |
| 116 | None. York has gotten big enough in the past 10 years. We moved here because of its size | 10/17/2021 2:59 PM |
| 117 | East of Rt. 1 south of York River | 10/17/2021 2:38 PM |
| 118 | None | 10/17/2021 2:04 PM |
| 119 | Shore | 10/17/2021 1:35 PM |
| 120 | No growth ... | 10/17/2021 1:09 PM |
| 121 | N/a | 10/17/2021 12:17 PM |
| 122 | absolutely not!!! | 10/17/2021 11:32 AM |
| 123 | I don't know | 10/17/2021 10:07 AM |
| 124 | decreased growth in York-all areas | 10/17/2021 10:06 AM |
| 125 | Without knowing pros n cons or transportation issues etc it's difficult to understand | 10/17/2021 9:01 AM |
| 126 | Along Route one only from I95 exit 7 to Short Sands Road | 10/17/2021 8:25 AM |
| 127 | great caution must be exerted in the York Beach area due to the inevitable rise of sea level from global warming | 10/17/2021 5:59 AM |
| 128 | We need to protect and conserve our beautiful wild, natural, and open spaces. We are so lucky to still have the forests and natural resources we have. | 10/17/2021 1:49 AM |
| 129 | No | 10/16/2021 11:22 PM |
| 130 | None | 10/16/2021 10:16 PM |
| 131 | No growth, it will only lead to overcrowding in an already overcrowded area | 10/16/2021 9:13 PM |
| 132 | None | 10/16/2021 7:42 PM |
| 133 | Nowhere | 10/16/2021 4:05 PM |
| 134 | Many feel York is just right as she is. I would not encourage more growth. | 10/16/2021 2:48 PM |
| 135 | No houses needed in this area | 10/16/2021 9:59 AM |
| 136 | In general, I think we need to think of flow and designations for areas. How can we plan housing/tourism with flow to business areas and places with parking. How can we allow for safe bike/pedestrian and summer vehicle traffic across rt 1. Rt1 is dangerous and divides York. Finally, how can we make more businesses year round, and where would be good places for these to be located centrally to encourage business to business errands/recreation. | 10/16/2021 9:55 AM |
| 137 | Growth is not needed, keep the town small! | 10/16/2021 9:25 AM |
| 138 | none | 10/16/2021 2:06 AM |
| 139 | Town should not be focused on driving housing growth. | 10/15/2021 11:57 PM |
| 140 | Develop more west of I 95. That's not overcrowd yeah Village, York Harbor and York Beach anymore than it is. | 10/15/2021 6:54 PM |
| 141 | The problem has been over development especially of larger mansions, taxes going up which will drive moderate to poor property owners out of the town. | 10/15/2021 6:18 PM |
| 142 | : | 10/15/2021 6:16 PM |
| 143 | None | 10/15/2021 4:55 PM |
| 144 | No Areas | 10/15/2021 4:32 PM |

Community Survey

| | | |
|-----|--|---------------------|
| 145 | None | 10/15/2021 4:02 PM |
| 146 | No opinion | 10/15/2021 2:31 PM |
| 147 | None | 10/15/2021 2:16 PM |
| 148 | Not sure | 10/15/2021 1:43 PM |
| 149 | None | 10/15/2021 12:51 PM |
| 150 | No growth | 10/15/2021 12:36 PM |
| 151 | Tyhe whole length of Route 1 | 10/15/2021 11:43 AM |
| 152 | Limited growth! | 10/15/2021 11:37 AM |
| 153 | Stop! The moratorium worked and kept things manageable. You are overbuilding York in leaps and bounds and destroying what is important to this community. There are areas I cannot afford to live - and that is the way of the world. If you want to put your money where your mouth is if you feel good about low income housing put it on the oceanfront! How about one of you rich people give up your land to have a housing development added to the waterfront. That would be real equity. | 10/15/2021 11:32 AM |
| 154 | No where | 10/15/2021 11:30 AM |
| 155 | None just freedom of land use | 10/15/2021 11:02 AM |
| 156 | Long-time residents and newcomers are attracted to York because we have wisely embraced wild/natural/open spaces and limited to smart growth. We have a true sense of community that many "growth" towns lack. Tourists and residents love our town because of our smart foresight/wisdom to embraced open and natural spaces/resources and avoided the suburban sprawl. We have a healthy enough tax base already | 10/15/2021 10:42 AM |
| 157 | None | 10/15/2021 8:36 AM |
| 158 | Slow growth, NO APARTMENT COMPLEXES | 10/15/2021 8:10 AM |

Q7 Economy + Business Businesses in York provide goods and services for residents and contribute to the tax base of the town. Tell us your thoughts about commercial uses and your needs and desires. 7. What kinds of year-round businesses, institutions, and services (if any) would you like to see in York? (please mark yes or no for each listing)

Answered: 1,045 Skipped: 118



Community Survey

| | YES | NO | TOTAL |
|--|--------------|--------------|-------|
| Restaurants, retail stores and/or other businesses with goods and services for residents | 91.9% 960 | 8.1% 85 | 1,045 |
| Professional services, financial services and/or related businesses | 65.0% 679 | 35.0% 366 | 1,045 |
| Technology companies | 56.4% 589 | 43.6% 456 | 1,045 |
| Health care and related businesses | 76.0% 794 | 24.0% 251 | 1,045 |
| Light manufacturing, such as food products, consumer products and/or parts suppliers to larger firms | 53.1% 555 | 46.9% 490 | 1,045 |
| Contractors and small construction firms | 69.8% 729 | 30.2% 316 | 1,045 |
| Coworking space | 61.9% 647 | 38.1% 398 | 1,045 |
| Recreation businesses | 81.1% 847 | 18.9% 198 | 1,045 |
| Hotels, motels and/or other lodging | 44.3% 463 | 55.7% 582 | 1,045 |
| Any commercial development that contributes to the tax base | 35.6% 372 | 64.4% 673 | 1,045 |
| Formula/chain restaurants | 23.4% 245 | 76.6% 800 | 1,045 |
| "Big-box" stores | 12.4% 130 | 87.6% 915 | 1,045 |

| # | OTHER (PLEASE SPECIFY IN BOX BELOW): | DATE |
|----|---|---------------------|
| 1 | Keep this a bedroom community | 11/1/2021 1:03 PM |
| 2 | Not interested | 10/31/2021 7:59 PM |
| 3 | We can go to Portsmouth or Portland. Limited services | 10/31/2021 4:50 PM |
| 4 | Emphasis on local. Stronger Building ordinances between the 95 exit and Ogunquit on Route 1 to preserve the Maine character and no suburbanize that stretch | 10/31/2021 4:42 PM |
| 5 | Restaurants are critical/such as Italian . | 10/31/2021 3:27 PM |
| 6 | Regulate "air b&b" proliferaton | 10/31/2021 7:08 AM |
| 7 | We need a general or variety store on the south end of Long Sands, as well as another family restaurant/bar. | 10/31/2021 3:54 AM |
| 8 | Businesses that will not take up much land, resouces, or cause more speeding traffic throughout York. | 10/30/2021 5:38 PM |
| 9 | We need more stores and restaurants in York so we don't have to drive to Portsmouth for everything! | 10/30/2021 4:33 PM |
| 10 | Here again: York should focus on the historical and small town jewels in place. Fast food and big box stores will destroy | 10/30/2021 2:23 PM |
| 11 | More condominiums might be nice and more year around businesses, such as restaurants. | 10/30/2021 12:09 PM |
| 12 | More condominiums. More year round businesses such as restaurants. | 10/30/2021 12:09 PM |
| 13 | what about choice to eliminate Air BNB! | 10/30/2021 11:14 AM |

Community Survey

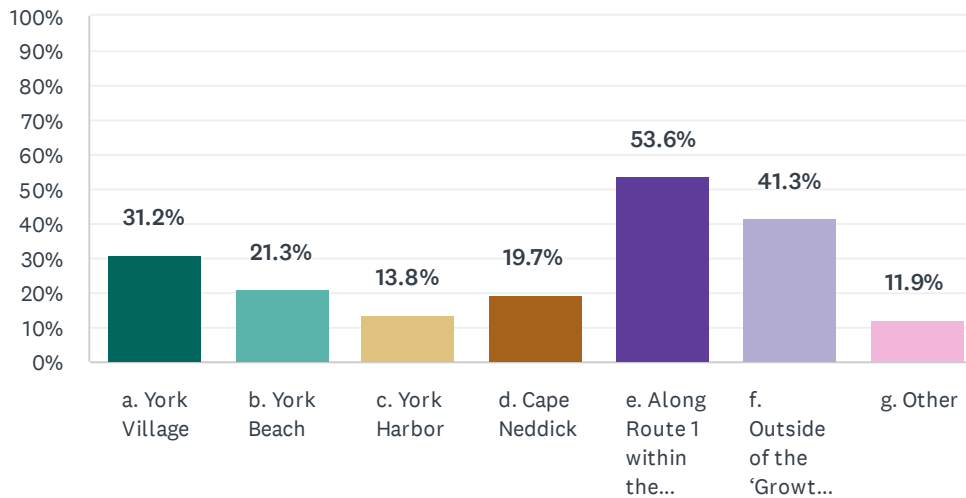
| | | |
|----|---|---------------------|
| 14 | community center with a pool | 10/30/2021 8:35 AM |
| 15 | you are doing away with everything that made york special, slow the growth | 10/30/2021 8:03 AM |
| 16 | Gardens, Agriculture & Sustainability biz | 10/29/2021 7:37 PM |
| 17 | Lululemon | 10/29/2021 7:14 PM |
| 18 | Performance centers for music and art. Museums, especially one for Native Americans. Markets for crafts. | 10/29/2021 5:08 PM |
| 19 | Bakery; construction repairs only, not builders | 10/29/2021 2:09 PM |
| 20 | Be selective!!! | 10/29/2021 1:18 PM |
| 21 | How about just staying open! | 10/29/2021 1:03 PM |
| 22 | Art /craft stores. Small farms | 10/28/2021 11:44 AM |
| 23 | Independent small businesses | 10/28/2021 10:14 AM |
| 24 | Costco, Volvo dealer | 10/27/2021 10:44 PM |
| 25 | York centers growth and vitality was stymied by York Hospital and its growth. | 10/27/2021 3:25 PM |
| 26 | Dispensaries | 10/27/2021 11:42 AM |
| 27 | This question is misleading because we already have many of these businesses. It is a false choice. | 10/27/2021 10:11 AM |
| 28 | Downtown short sands...negotiate with Paras pizza..bringing the whole center down | 10/27/2021 9:26 AM |
| 29 | ALLOW FOOD TRUCKS | 10/26/2021 4:59 PM |
| 30 | ENOUGH GROWTH!!!! | 10/26/2021 4:27 PM |
| 31 | Not interested in development | 10/25/2021 4:35 PM |
| 32 | non profit organizations | 10/25/2021 11:20 AM |
| 33 | Local retail | 10/22/2021 1:02 PM |
| 34 | I think if we add a little sports complex to the Middle school it would be better because the village parking lot gets jammed as games are starting and people are forced to park on the road witch is blocking traffic and causing more accidents. So if we add a sports complex to the middle school witch is off the main road with more parking in the surrounding areas we would lower the rate of accidents. Just like Village, Cres, and the High School if we just add a baseball field, and softball field to the Middle School it would be better for the town. | 10/22/2021 12:38 PM |
| 35 | A basketball court | 10/22/2021 12:26 PM |
| 36 | businesses that contribute to the enviornment | 10/22/2021 11:37 AM |
| 37 | Maybe like a outdoor Basketball court | 10/22/2021 11:32 AM |
| 38 | Like said above I would encourage more restaurants and financial services | 10/22/2021 10:30 AM |
| 39 | I would like more restaurants! | 10/22/2021 10:22 AM |
| 40 | More ocean related development from lifeguard programming for youth to developing ocean food resources | 10/22/2021 10:21 AM |
| 41 | Add A Taco Bell | 10/22/2021 9:31 AM |
| 42 | Details stores for visitors/ non- residents offering a broader range of products than current retailers | 10/21/2021 12:44 PM |
| 43 | Arts and crafts | 10/20/2021 5:27 PM |
| 44 | Encourage good restaurants (healthy food choices) to come and to stay open in the off-season for residents to enjoy when the tourists are gone. | 10/19/2021 6:02 PM |
| 45 | Limited big box stores only | 10/19/2021 12:32 PM |

Community Survey

| | | |
|----|---|---------------------|
| 46 | Poorly worded questions. Are these in addition to what we already have? | 10/18/2021 9:17 PM |
| 47 | Food growers, Cannabis growers, solar farms, co-housing. | 10/18/2021 8:37 PM |
| 48 | indoor swimming pool | 10/18/2021 3:03 PM |
| 49 | Business that contributes to the small town feel and are environmentally friendly | 10/18/2021 1:14 PM |
| 50 | No MAJOR BIG BOX stores. They crush the little guys. | 10/18/2021 9:18 AM |
| 51 | Nature and/or youth programs | 10/17/2021 9:30 PM |
| 52 | No Chain Stores | 10/17/2021 8:10 PM |
| 53 | Big-box stores depends on where it would go. Route 1 is a ugly mess and it needs to be addressed. | 10/17/2021 6:19 PM |
| 54 | None | 10/17/2021 3:16 PM |
| 55 | We have just what we need | 10/17/2021 1:11 PM |
| 56 | we have a sufficient amount of all the above in York | 10/17/2021 10:08 AM |
| 57 | It's more community design then junky commercial stores that is important to me | 10/17/2021 9:03 AM |
| 58 | In the first choice, stating "for residents" is inappropriate (how can you limit businesses to residents; Kittery and York businesses are at a disadvantage when competing with Sales Tax free NH; not clear what "Coworking space" means. Building Code for new or renovation construction that requires high energy efficiency and insulation | 10/17/2021 6:04 AM |
| 59 | A YMCA! | 10/16/2021 9:57 AM |
| 60 | none | 10/16/2021 2:07 AM |
| 61 | I would just say that I would not want to just any commercial development. These must be aesthetically pleasing and well planned out as far as traffic and setbacks and noise regulations are concerned. | 10/15/2021 6:57 PM |
| 62 | The issue that needs to be addressed especially for seasonal companies is a shrinking work force which will cause many existing places to close | 10/15/2021 6:22 PM |
| 63 | I love the charm of the area why increase? | 10/15/2021 6:16 PM |
| 64 | family owned businesses, encourage entrepreneurs in green technology, agriculture, fishing | 10/15/2021 6:07 PM |
| 65 | please no more banks | 10/15/2021 3:29 PM |
| 66 | We need a beautiful walking downtown district/goods/services | 10/15/2021 1:29 PM |
| 67 | Control all growth in York...go back to growth ordinance | 10/15/2021 1:19 PM |
| 68 | We need a gun store to compete with Kittery Trading Post | 10/15/2021 1:08 PM |
| 69 | Not happy about Sherwin Williams (?!) | 10/15/2021 11:39 AM |
| 70 | NO to FAST FOOD and BIG BOX STORES! What are you doing to this town!!!?????? | 10/15/2021 11:33 AM |

Q8 8. The map below shows the designated growth areas from the last Comprehensive Plan. Are there particular areas where you would like to see more economic growth in the next 10-15 years? (select all that apply)

Answered: 1,038 Skipped: 125



| ANSWER CHOICES | RESPONSES | |
|--|-----------|-----|
| a. York Village | 31.2% | 324 |
| b. York Beach | 21.3% | 221 |
| c. York Harbor | 13.8% | 143 |
| d. Cape Neddick | 19.7% | 204 |
| e. Along Route 1 within the 'Growth Area' boundary from the previous Comprehensive Plan (approximately York River to Cape Neddick River) | 53.6% | 556 |
| f. Outside of the 'Growth Area' boundary from the previous Comprehensive Plan (in areas marked 'Rural Area' on the map) | 41.3% | 429 |
| g. Other | 11.9% | 124 |
| Total Respondents: 1,038 | | |

| # | G. OTHER | DATE |
|---|---------------------------------------|--------------------|
| 1 | None on land; maybe ocean farms | 11/1/2021 1:04 PM |
| 2 | No more economic growth | 10/31/2021 8:11 PM |
| 3 | No growth areas | 10/31/2021 8:00 PM |
| 4 | minimal-Keep York Liveable | 10/31/2021 5:48 PM |
| 5 | Less growth | 10/31/2021 4:11 PM |
| 6 | None without improved traffic control | 10/31/2021 3:08 PM |
| 7 | Route 1 in Rural Areas | 10/31/2021 7:08 AM |
| 8 | The south end of Long Sands. | 10/31/2021 3:55 AM |

Community Survey

| | | |
|----|---|---------------------|
| 9 | RE: "e" ONLY if kept from large, sprawling complexes that will pollute and take environment away from wildlife. | 10/30/2021 5:39 PM |
| 10 | none | 10/30/2021 5:17 PM |
| 11 | No new areas | 10/30/2021 5:06 PM |
| 12 | No...no...no...no!!!! | 10/30/2021 4:15 PM |
| 13 | None. Rehab what is in place | 10/30/2021 2:24 PM |
| 14 | No significant economic growth except for restaurants. | 10/30/2021 12:11 PM |
| 15 | No significant economic growth except for restaurants. | 10/30/2021 12:11 PM |
| 16 | Would like a Dunkin' Doughnut in york | 10/30/2021 11:54 AM |
| 17 | Limit growth too much building will change the town | 10/30/2021 11:36 AM |
| 18 | Rural areas along ALL of Route 1. | 10/30/2021 10:05 AM |
| 19 | NONE We have already grown enough for the next 30 years | 10/30/2021 8:04 AM |
| 20 | I do not wish to see more housing | 10/30/2021 7:36 AM |
| 21 | none | 10/29/2021 9:01 PM |
| 22 | Climate & flooding will determine biz locations. Wired technology planning will support all biz | 10/29/2021 7:43 PM |
| 23 | Anywheres on rt. 1 | 10/29/2021 2:36 PM |
| 24 | None | 10/29/2021 2:09 PM |
| 25 | No more growth is desired | 10/29/2021 12:56 PM |
| 26 | None | 10/29/2021 12:11 PM |
| 27 | Growth should be in Town to avoid sprawl and congestion | 10/29/2021 10:21 AM |
| 28 | I think it would be great to have all of the vacant store fronts in York Village and York Beach occupied by local businesses. The former Paras Pizza, in York Beach is especially an eye sore and hurts the image of the town in the summer time. Not sure if anything can be done about that. | 10/28/2021 11:34 PM |
| 29 | Stay the same | 10/28/2021 11:51 AM |
| 30 | Anywhere that fits a high standard | 10/28/2021 11:50 AM |
| 31 | NO MORE GROWTH | 10/28/2021 10:14 AM |
| 32 | None | 10/28/2021 10:12 AM |
| 33 | Same as with housing growth, there are many factors to balance (environmental impacts and character are key- no more strip malls please). | 10/27/2021 10:09 PM |
| 34 | None | 10/27/2021 3:40 PM |
| 35 | Keeping the entrance from the SOuth and exit to the NOorth development clean small | 10/27/2021 3:26 PM |
| 36 | Does York lack economic growth? How are our current businesses doing? As a recent business owner, Maine has not been very business-friendly, and it's not due to location. But in focusing on location only, business could be encouraged along Route 1 in either the "Growth Area" or the "Rural Area" | 10/27/2021 10:24 AM |
| 37 | Need to stop putting up banks and strip malls that are empty. It would be nice if we had a real downtown area with small shops that people could visit and not be seasonal. | 10/26/2021 7:07 PM |
| 38 | Where the road and density allows it | 10/26/2021 6:39 PM |
| 39 | GROWTH OFF 91: BEECH RIDGE RD & MTN RD | 10/26/2021 5:42 PM |
| 40 | PURCHASE & DEVELOP YORK'S WILD KINGDOM PROPERTY | 10/26/2021 4:38 PM |
| 41 | NO | 10/26/2021 4:27 PM |

Community Survey

| | | |
|----|---|---------------------|
| 42 | no where | 10/26/2021 3:53 PM |
| 43 | Strongly Disagree | 10/26/2021 9:40 AM |
| 44 | None | 10/25/2021 4:35 PM |
| 45 | none of the above | 10/25/2021 11:20 AM |
| 46 | limited building | 10/25/2021 9:26 AM |
| 47 | none | 10/25/2021 8:47 AM |
| 48 | Well or berwicks...no to york growth | 10/22/2021 7:25 PM |
| 49 | Allow jet skis in harbor | 10/22/2021 1:52 PM |
| 50 | None | 10/22/2021 1:50 PM |
| 51 | IDK | 10/22/2021 1:48 PM |
| 52 | idk | 10/22/2021 1:46 PM |
| 53 | I don't know. | 10/22/2021 1:35 PM |
| 54 | idk | 10/22/2021 12:50 PM |
| 55 | IDK | 10/22/2021 12:47 PM |
| 56 | idk | 10/22/2021 12:46 PM |
| 57 | Nubble | 10/22/2021 12:43 PM |
| 58 | no where | 10/22/2021 12:30 PM |
| 59 | idk | 10/22/2021 11:54 AM |
| 60 | idk | 10/22/2021 11:52 AM |
| 61 | dont know | 10/22/2021 11:37 AM |
| 62 | Along the ponds on the western side of York. | 10/22/2021 10:30 AM |
| 63 | I dont have an opinion | 10/22/2021 9:32 AM |
| 64 | No Opinon | 10/22/2021 9:31 AM |
| 65 | idk | 10/22/2021 9:31 AM |
| 66 | no opinon | 10/22/2021 9:31 AM |
| 67 | idk | 10/22/2021 9:31 AM |
| 68 | None | 10/21/2021 9:15 PM |
| 69 | None | 10/21/2021 8:49 PM |
| 70 | None | 10/21/2021 6:24 PM |
| 71 | No | 10/21/2021 4:48 PM |
| 72 | none | 10/21/2021 3:12 PM |
| 73 | None | 10/21/2021 12:06 PM |
| 74 | No where | 10/20/2021 9:50 AM |
| 75 | None-York doesn't need to get bigger and denser. It's already much more congested in summer than ever | 10/20/2021 8:56 AM |
| 76 | West of 95 | 10/20/2021 8:30 AM |
| 77 | Do not support economic growth in the town. | 10/19/2021 7:20 PM |
| 78 | None are acceptable | 10/19/2021 6:11 PM |

Community Survey

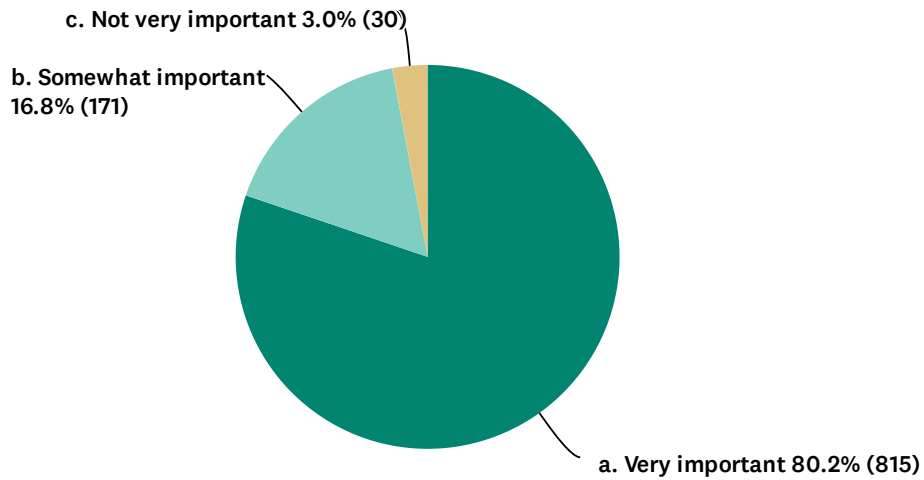
| | | |
|-----|---|---------------------|
| 79 | West of 95 | 10/19/2021 12:45 PM |
| 80 | there are PLENTY of unused spaces currently in York. PLEASE USE them and fill them first! | 10/19/2021 11:40 AM |
| 81 | No | 10/19/2021 11:15 AM |
| 82 | Survey is outdated. Damage has been done to York's infrastructure. Planning Board is inexperienced! | 10/19/2021 8:13 AM |
| 83 | These questions should have a "None" option | 10/19/2021 7:35 AM |
| 84 | no further growth | 10/18/2021 9:18 PM |
| 85 | none | 10/18/2021 6:54 PM |
| 86 | None | 10/18/2021 5:00 PM |
| 87 | I don't want to see economic growth plans! | 10/18/2021 11:30 AM |
| 88 | ?? | 10/17/2021 7:35 PM |
| 89 | J | 10/17/2021 4:30 PM |
| 90 | None | 10/17/2021 3:16 PM |
| 91 | I believe york I doing g fine economically | 10/17/2021 3:00 PM |
| 92 | None | 10/17/2021 2:05 PM |
| 93 | No further growth | 10/17/2021 1:11 PM |
| 94 | Absolutely Not!!! | 10/17/2021 11:35 AM |
| 95 | Along rt1 growth makes rt 1 impossible during the summer. If development allowed a truck route from the truck stop on I-95 inland to a commercial development site you could have both economic development and save RT 1 from excess traffic | 10/17/2021 10:16 AM |
| 96 | no more economic growth | 10/17/2021 10:08 AM |
| 97 | Along Route 1 from I95 exit 7 to Short Sands Road | 10/17/2021 8:26 AM |
| 98 | south of the York River to the town line | 10/17/2021 6:05 AM |
| 99 | I cherish our close-knit village and sense of community. I would sacrifice that for more profit/tax dollars. | 10/17/2021 1:50 AM |
| 100 | None | 10/16/2021 10:18 PM |
| 101 | No growth recommend | 10/16/2021 9:15 PM |
| 102 | None | 10/16/2021 7:44 PM |
| 103 | Nowhere | 10/16/2021 4:06 PM |
| 104 | York is great as she is! I'm for very limited smart growth at a very slow pace. | 10/16/2021 2:49 PM |
| 105 | All areas east of route 95 from kittery line to ogunquit line | 10/16/2021 10:29 AM |
| 106 | none | 10/16/2021 10:08 AM |
| 107 | see prior response | 10/16/2021 9:57 AM |
| 108 | None, there is no population base for this and it will ruin the town character | 10/16/2021 9:25 AM |
| 109 | none | 10/16/2021 2:08 AM |
| 110 | None | 10/15/2021 7:55 PM |
| 111 | no | 10/15/2021 6:17 PM |
| 112 | responsible growth and repurposing and reutilizing property and provide business incentives. | 10/15/2021 6:09 PM |
| 113 | None | 10/15/2021 4:56 PM |
| 114 | No opinion | 10/15/2021 2:32 PM |

Community Survey

| | | |
|-----|---|---------------------|
| 115 | All along Route 1 | 10/15/2021 1:30 PM |
| 116 | no push for economic growth | 10/15/2021 1:28 PM |
| 117 | none | 10/15/2021 12:45 PM |
| 118 | No growth | 10/15/2021 12:39 PM |
| 119 | The whole length of Route 1 | 10/15/2021 11:45 AM |
| 120 | Limited growth | 10/15/2021 11:40 AM |
| 121 | No where | 10/15/2021 11:35 AM |
| 122 | Can't leave well enough alone? Must not be from New England where if it ain't broke don't fix it. If the town thinks we need more money from taxes....why not stop spending beyond the budget | 10/15/2021 11:33 AM |
| 123 | None | 10/15/2021 11:03 AM |
| 124 | Long-time residents, newcomers, and tourists love the size and community feel of York. It is part of our identity and what makes us different from neighboring towns. Portsmouth is 15 mins away and offers a world resources. York has a strong community closeness, village feel, and embraces natural/wild/open spaces | 10/15/2021 10:46 AM |

Q9 Natural Resources York’s abundant natural resources contribute to the town’s character, economic well-being, and recreation opportunities, serve habitat and ecosystem functions, and help to protect against impacts of climate change. Tell us what these natural resources mean to you.⁹ How important to you are local and regional efforts to conserve and protect natural resources in York, including forests, rivers, and habitat areas?

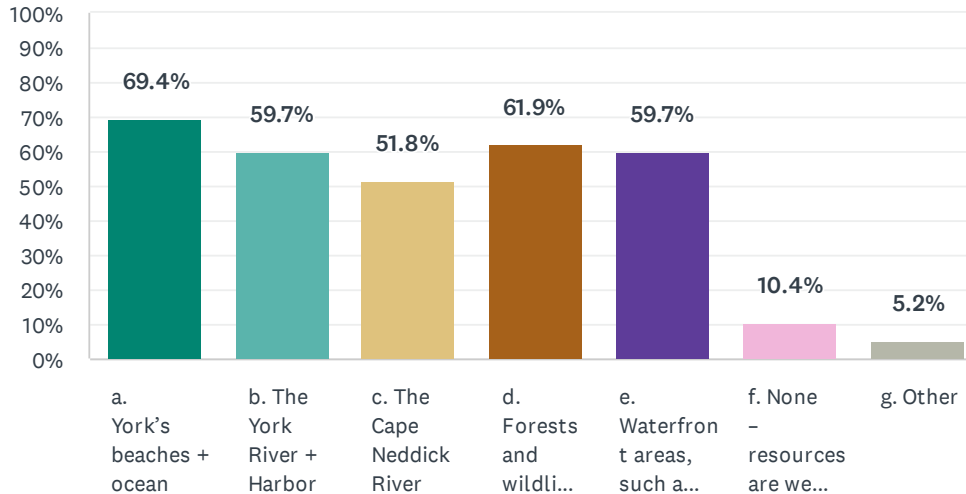
Answered: 1,016 Skipped: 147



| ANSWER CHOICES | RESPONSES | |
|-----------------------|-----------|-------|
| a. Very important | 80.2% | 815 |
| b. Somewhat important | 16.8% | 171 |
| c. Not very important | 3.0% | 30 |
| TOTAL | | 1,016 |

Q10 10. Are there any resources you feel are particularly vulnerable and should be prioritized for protection? (select all that apply)

Answered: 1,016 Skipped: 147



| ANSWER CHOICES | RESPONSES | |
|--|-----------|-----|
| a. York's beaches + ocean | 69.4% | 705 |
| b. The York River + Harbor | 59.7% | 607 |
| c. The Cape Neddick River | 51.8% | 526 |
| d. Forests and wildlife habitats | 61.9% | 629 |
| e. Waterfront areas, such as the Cliff Walk and Fisherman's Walk | 59.7% | 607 |
| f. None – resources are well protected | 10.4% | 106 |
| g. Other | 5.2% | 53 |
| Total Respondents: 1,016 | | |

| # | G. OTHER | DATE |
|---|---|---------------------|
| 1 | York's historic district/ Village center | 11/1/2021 1:05 PM |
| 2 | Cape neddick beach | 10/31/2021 8:02 PM |
| 3 | We have enough protections of our resource areas. | 10/31/2021 5:32 PM |
| 4 | all water and stream habitat for shoreland birds, animals | 10/31/2021 4:51 PM |
| 5 | Trees. York needs stricter tree cutting ordinances for new construction and subdivisions in the rural areas of town so that they will remain scenic | 10/31/2021 4:44 PM |
| 6 | WATER District lands and both sides of Spur Rd. | 10/30/2021 3:40 PM |
| 7 | Marshes, wetlands and forests | 10/30/2021 3:29 PM |
| 8 | Open areas. Fields and woods that are being attacked now through over developing | 10/30/2021 2:25 PM |
| 9 | The Cape Neddick River definitely needs dredging. The waterway needs to be open and deepened for more recreational activities. | 10/30/2021 12:18 PM |

Community Survey

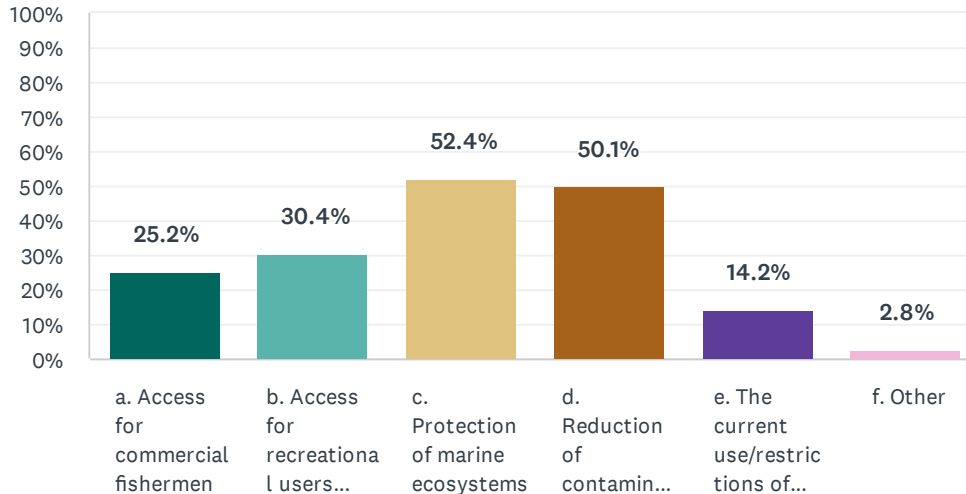
| | | |
|----|---|---------------------|
| 10 | The Cape Neddick River definitely needs dredging. The waterway needs to be opened and deepened for more recreational activities. | 10/30/2021 12:17 PM |
| 11 | All water and beach resources | 10/30/2021 10:41 AM |
| 12 | unsure of how well protect they are | 10/30/2021 9:41 AM |
| 13 | Mt. A | 10/29/2021 2:37 PM |
| 14 | Brave Boat Harbor | 10/29/2021 2:11 PM |
| 15 | Open Space! Open space of all types. Historic vistas. Habitat corridors so animals may move naturally | 10/29/2021 12:13 PM |
| 16 | Overuse of beaches and fresh water resources | 10/29/2021 10:22 AM |
| 17 | ALL | 10/28/2021 10:15 AM |
| 18 | I would like to better understand the resourcing issues re the Cape Neddick River and related beach closures- it seems density/building/septic may be an issue? I assume rentals which increase expected "usage" of such systems may also need to be rethought given short term rentals maxing our home capacity etc. | 10/27/2021 10:12 PM |
| 19 | What does "protected" mean? Not usable? Overbearing regulation? There has to be a balance between protection and use. | 10/27/2021 10:33 AM |
| 20 | Wiggly bridge, mt a | 10/26/2021 7:08 PM |
| 21 | Josias River; Brandy Brook | 10/26/2021 4:28 PM |
| 22 | drainage for the area off of york beach maple st pine street oak street that the money was approved years ago but lassard never did the project and the money disappeared | 10/26/2021 4:09 PM |
| 23 | Water reservoirs | 10/25/2021 6:00 PM |
| 24 | Waterfowl and bird ponds/lake | 10/25/2021 4:36 PM |
| 25 | Agricultural areas | 10/25/2021 2:49 PM |
| 26 | M T Agamenticus & watershed | 10/25/2021 1:19 PM |
| 27 | Encourage property owners to reduce lawns and landscape with native plants | 10/23/2021 7:06 PM |
| 28 | York River headwaters | 10/23/2021 11:56 AM |
| 29 | I'm not sure which are and aren't protected well enough. | 10/22/2021 12:50 PM |
| 30 | wetlands and vernal pools; these are being filled in, contrary to the state's shoreland overlay. In addition to harming wildlife and the environment, the behavior is diverting water into pre-existing homes and structures. | 10/21/2021 8:04 PM |
| 31 | Watershed areas that are important for York and surrounding towns | 10/21/2021 1:33 PM |
| 32 | Please start trash removal on beaches | 10/21/2021 12:02 PM |
| 33 | The walls along Long Sands are ugly in design | 10/20/2021 8:59 AM |
| 34 | Terminate the current Planning Board & Chair. | 10/19/2021 8:16 AM |
| 35 | Development should NOT destroy natural habitat and then replace it with huge lawns and non-native plantings. | 10/18/2021 9:21 PM |
| 36 | Wetlands, marshes. | 10/18/2021 8:39 PM |
| 37 | Sea wall along ocean ave on the nubble | 10/18/2021 6:02 PM |
| 38 | Heavily Forested areas west of 95, some of which on Private land | 10/17/2021 8:15 PM |
| 39 | All streams and rivers, marshes, and woodlands | 10/17/2021 3:18 PM |
| 40 | Land Trust land/Mt A | 10/17/2021 2:18 PM |
| 41 | All sites listed | 10/17/2021 10:17 AM |

Community Survey

| | | |
|----|--|---------------------|
| 42 | All wetlands - increased runoff control and planning | 10/17/2021 7:40 AM |
| 43 | I don't know | 10/16/2021 4:20 PM |
| 44 | A blend of A through D | 10/16/2021 3:47 PM |
| 45 | I am not sure what is needed vs. what is in place. | 10/16/2021 3:26 PM |
| 46 | The resources are OVER protected. There should be focus on building wide carriage type trails through all the Land Trust and protected areas to allow for walking and bicycling (similar to what is at Acadia National Park). Also, the protected lands are NOT properly maintained. The trees are not pruned, fallen trees are not cleared, the forest is overgrown and not healthy, the areas along the riverbank are allowed to erode causing massive amounts of silt to spill into the river and fill our harbors during heavy rains. The Land Trust and the Olde York Historical Society should be held responsible and accountable to fund and maintain all of their tracts of lands in a responsible manner, and certainly they can and should obtain donations from the public and their members to support those efforts. | 10/16/2021 10:47 AM |
| 47 | In general, I am not aware of dangers, however I do want natural areas protected. Trails beyond our backyard (west of rt 1) are absolutely torn apart by ATV's, making it a muddy mess to try to hike, bike or snow shoe. I do wish ATV's were not allowed as they appear to severely disrupt the forest floor and prevent aforementioned activities which promote health/fitness by the participate (rather than passively riding around on a machine). | 10/16/2021 10:02 AM |
| 48 | They need to be protected | 10/16/2021 7:46 AM |
| 49 | Warren pond area | 10/15/2021 7:06 PM |
| 50 | Not sure | 10/15/2021 2:34 PM |
| 51 | Wetlands/marshes barrier to floods and animal habitats | 10/15/2021 1:41 PM |
| 52 | Farms | 10/15/2021 11:47 AM |
| 53 | ALL OPEN SPACES! STOP DEVELOPING! | 10/15/2021 11:34 AM |

Q11 11. What do you see as the top priorities for planning for the York River and Harbor? (select up to 2)

Answered: 1,016 Skipped: 147



| ANSWER CHOICES | RESPONSES | |
|---|-----------|-----|
| a. Access for commercial fishermen | 25.2% | 256 |
| b. Access for recreational users (such as paddlecraft, recreational boaters, clamming, etc.) | 30.4% | 309 |
| c. Protection of marine ecosystems | 52.4% | 532 |
| d. Reduction of contamination and runoff from surrounding properties | 50.1% | 509 |
| e. The current use/restrictions of the York River and Harbor are adequate; no change is necessary | 14.2% | 144 |
| f. Other | 2.8% | 28 |
| Total Respondents: 1,016 | | |

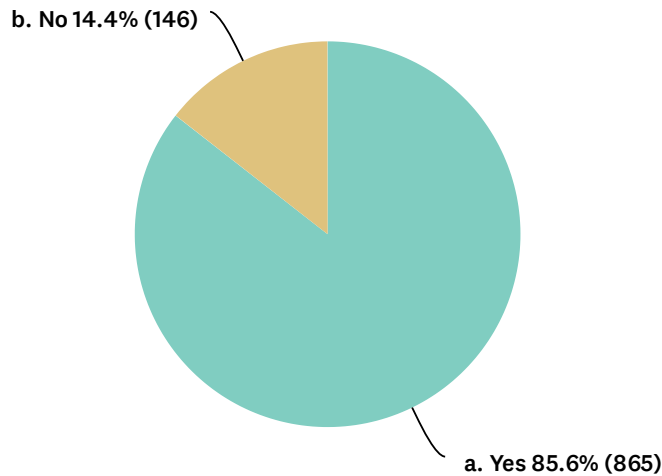
| # | F. OTHER | DATE |
|---|---|---------------------|
| 1 | Climate change and protection of natural environment | 11/1/2021 2:24 PM |
| 2 | I do not favor additional docks for homeowners | 10/31/2021 7:10 AM |
| 3 | Ban pesticides and fertilizers; & B, C, D above | 10/29/2021 2:11 PM |
| 4 | Include salt run-off from winter plowing | 10/29/2021 1:27 PM |
| 5 | Add 'C' and 'D' above | 10/29/2021 1:20 PM |
| 6 | Add: b, c, and d | 10/28/2021 12:20 PM |
| 7 | Providing more access to the river and allowing all property owners to have docks within federal and DEP guidelines. | 10/27/2021 3:32 PM |
| 8 | Many of these lands are still privately owned and planning/protection should be left to individual landowners to be stewards of their own land. Fisherman are given priority already; heavy State regulations seem to be more of a problem. | 10/27/2021 10:33 AM |
| 9 | ACCESS FOR RECREATIONAL USERS & PROTECTION OF MARINE ECOSYSTEMS | 10/26/2021 5:17 PM |

Community Survey

| | | |
|----|---|---------------------|
| 10 | Unrestricted use of Cliff Walk. Pursue litigation against property owners that deny access. | 10/23/2021 9:24 AM |
| 11 | I don't know | 10/22/2021 12:46 PM |
| 12 | A basketball court | 10/22/2021 12:27 PM |
| 13 | idk | 10/22/2021 11:57 AM |
| 14 | no opinon | 10/22/2021 9:32 AM |
| 15 | idk | 10/22/2021 9:32 AM |
| 16 | idk | 10/22/2021 9:32 AM |
| 17 | H | 10/19/2021 5:38 PM |
| 18 | It is important for the town of York to allow commercial fishermen to diversify their operations to build resiliency as the Gulf of Maine changes. | 10/19/2021 1:08 PM |
| 19 | Nubble Light | 10/19/2021 8:16 AM |
| 20 | Conserving buffer areas for marsh migration; and Protection of shorelines from development and overuse impacts | 10/18/2021 10:45 AM |
| 21 | Provide better paddlecraft access at Goodrich park. | 10/18/2021 10:20 AM |
| 22 | I don't know | 10/16/2021 4:20 PM |
| 23 | Not enough information to answer well | 10/16/2021 4:08 PM |
| 24 | A blend of items A through D | 10/16/2021 3:47 PM |
| 25 | Allow Private Property Owners along the York River to build responsible Docks/Access where the zoning is residential and there are other existing docks in those areas. | 10/16/2021 10:47 AM |
| 26 | Not sure | 10/15/2021 2:34 PM |
| 27 | Enforce shoreland zoning! | 10/15/2021 11:47 AM |
| 28 | No to "recreational" use. E.g. no water-skiing on the River! | 10/15/2021 11:45 AM |

Q12 Recreation Recreational resources in York include controlled use of York’s abundant natural resources through trails and water activities, use of fields and athletic facilities, and participation in recreational programming. Tell us what these opportunities for recreation mean to you.12. Do you make use of York’s recreational resources?

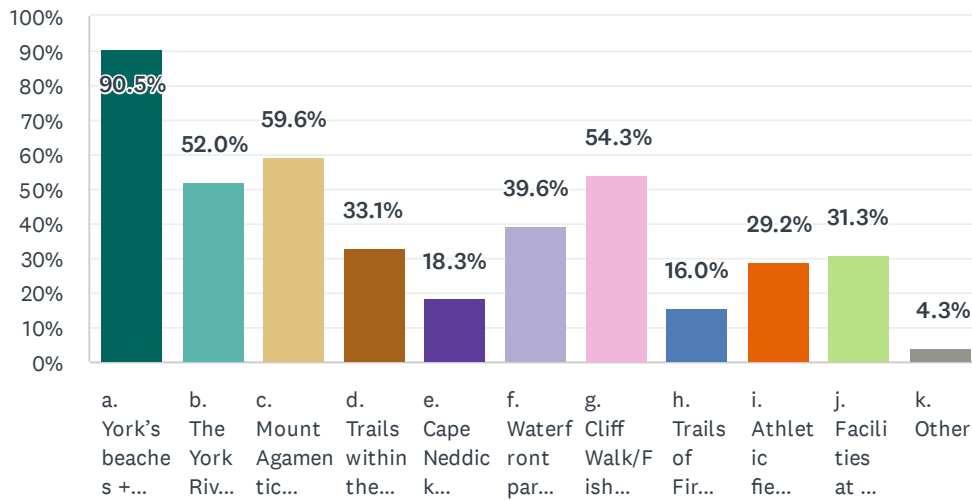
Answered: 1,011 Skipped: 152



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|--------------|
| a. Yes | 85.6% | 865 |
| b. No | 14.4% | 146 |
| TOTAL | | 1,011 |

Q13 13. Which resources do you use most regularly? (select all that apply)

Answered: 864 Skipped: 299



| ANSWER CHOICES | RESPONSES | |
|---|-----------|-----|
| a. York's beaches + ocean | 90.5% | 782 |
| b. The York River + Harbor | 52.0% | 449 |
| c. Mount Agamenticus trails | 59.6% | 515 |
| d. Trails within the Water District lands | 33.1% | 286 |
| e. Cape Neddick River | 18.3% | 158 |
| f. Waterfront parks such as Hartley Mason Reserve, Sohier Park, and Goodrich Park | 39.6% | 342 |
| g. Cliff Walk/Fisherman's Walk | 54.3% | 469 |
| h. Trails of First Parish in York Village | 16.0% | 138 |
| i. Athletic fields and facilities such as Bog Road Fields, York Beach Ball Field, | 29.2% | 252 |
| j. Facilities at the York Public Schools | 31.3% | 270 |
| k. Other | 4.3% | 37 |
| Total Respondents: 864 | | |

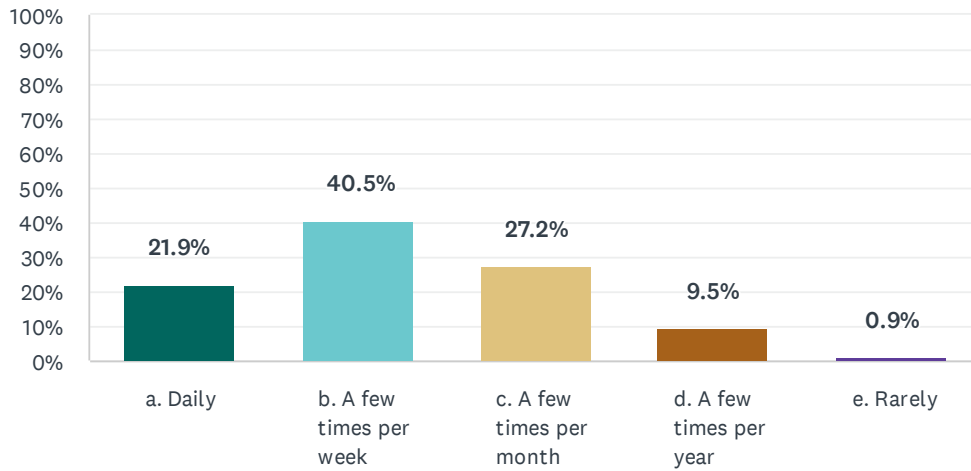
| # | K. OTHER | DATE |
|---|---|---------------------|
| 1 | York Land Trust trails | 11/1/2021 12:16 PM |
| 2 | Tourists come for beaches.This should be the focus and take care of them. | 10/31/2021 4:53 PM |
| 3 | York Land Trust Properties | 10/31/2021 3:28 PM |
| 4 | York Land Trust | 10/31/2021 3:09 PM |
| 5 | Wiggly bridge | 10/30/2021 10:36 PM |
| 6 | Fuller Forest preserve | 10/30/2021 2:59 PM |

Community Survey

| | | |
|----|---|---------------------|
| 7 | My neighborhood | 10/29/2021 7:52 PM |
| 8 | Bartlett Rd Trails | 10/29/2021 10:42 AM |
| 9 | Public roads for walking | 10/29/2021 10:23 AM |
| 10 | York Land Trust trails | 10/29/2021 9:15 AM |
| 11 | CENTER FOR WILDLIFE; MT. A | 10/28/2021 10:15 AM |
| 12 | York public schools are you kidding. Only those that the superintendent office deems worthy are able to use the gyms. | 10/26/2021 7:10 PM |
| 13 | PREFER LESS DEVELOPED AREAS | 10/26/2021 4:29 PM |
| 14 | York Land Trust preserves and golf course | 10/26/2021 10:52 AM |
| 15 | York Land Trust properties | 10/25/2021 2:50 PM |
| 16 | Trails in land trust area | 10/25/2021 11:59 AM |
| 17 | I | 10/25/2021 12:55 AM |
| 18 | We need an ice rink | 10/22/2021 1:39 PM |
| 19 | Again I think if we add a little sports complex to the Middle school it would be better because the village parking lot gets jammed as games are starting and people are forced to park on the road witch is blocking traffic and causing more accidents. So if we add a sports complex to the middle school witch is off the main road with more parking in the surrounding areas we would lower the rate of accidents. Just like Village, Cres, and the High School if we just add a baseball field, and softball field to the Middle School it would be better for the town. | 10/22/2021 12:39 PM |
| 20 | basketball court | 10/22/2021 12:28 PM |
| 21 | Tennis Court | 10/22/2021 11:52 AM |
| 22 | Hikes and Trails in York | 10/22/2021 11:37 AM |
| 23 | in school the basketball hoops at York Middle School should be replaced with new hoops | 10/22/2021 11:35 AM |
| 24 | behind the schools | 10/22/2021 11:34 AM |
| 25 | idk | 10/22/2021 4:42 AM |
| 26 | E | 10/19/2021 5:38 PM |
| 27 | Wiggly Bridge and Steedman Woods, Cape Neddick Beach | 10/19/2021 9:29 AM |
| 28 | York Land Trust trails. It's important to note that most recreational trails in York are on private lands: York&Kittery Water Districts and York Land Trust properties. The town needs more town-owned conservation/recreation lands and/or more town investment in conservation with partner organizations | 10/18/2021 10:48 AM |
| 29 | Trails of the York Land Trust | 10/17/2021 8:22 PM |
| 30 | Trails created by York Land Trust | 10/17/2021 7:24 PM |
| 31 | Steedman Woods | 10/17/2021 7:46 AM |
| 32 | bicycle paths and trails | 10/17/2021 7:34 AM |
| 33 | Pickleball! | 10/16/2021 10:09 AM |
| 34 | Basketball courts at Short Sands | 10/15/2021 8:31 PM |
| 35 | bike paths | 10/15/2021 4:45 PM |
| 36 | Parks and rec programs | 10/15/2021 12:53 PM |
| 37 | Trails on properties owned b y York Land Trust | 10/15/2021 11:49 AM |

Q14 14. How often do you visit/make use of York’s recreational resources? (select one)

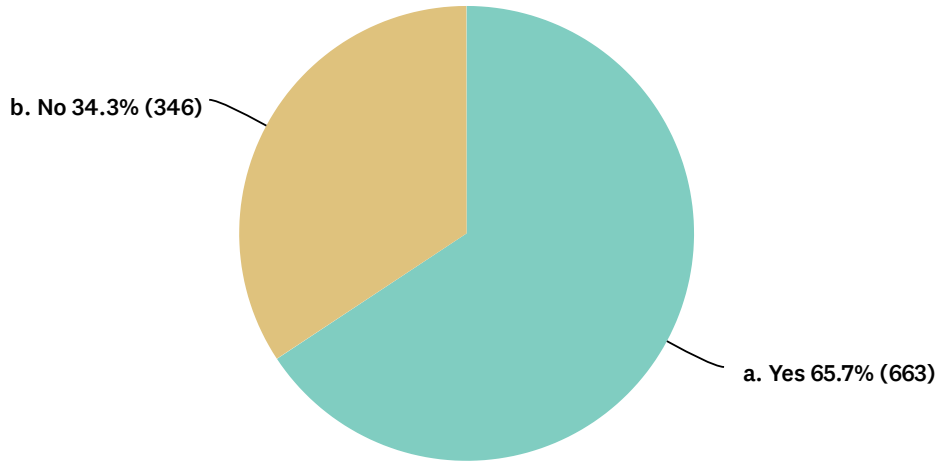
Answered: 864 Skipped: 299



| ANSWER CHOICES | RESPONSES | |
|--------------------------|-----------|------------|
| a. Daily | 21.9% | 189 |
| b. A few times per week | 40.5% | 350 |
| c. A few times per month | 27.2% | 235 |
| d. A few times per year | 9.5% | 82 |
| e. Rarely | 0.9% | 8 |
| TOTAL | | 864 |

Q15 15. Do you want to have more community/recreational facilities in York?

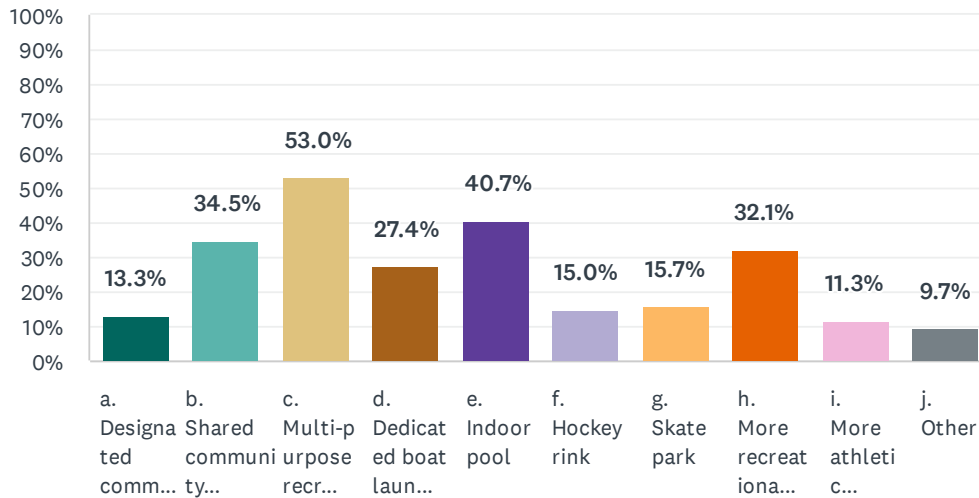
Answered: 1,009 Skipped: 154



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-------|
| a. Yes | 65.7% | 663 |
| b. No | 34.3% | 346 |
| TOTAL | | 1,009 |

Q16 16. What community or recreational facilities would you most like to see in York? (select up to 3)

Answered: 661 Skipped: 502



| ANSWER CHOICES | RESPONSES |
|---|-----------|
| a. Designated community space for specific age groups | 13.3% 88 |
| b. Shared community spaces for all age groups | 34.5% 228 |
| c. Multi-purpose recreation space (gym, courts, social) | 53.0% 350 |
| d. Dedicated boat launch for river recreation | 27.4% 181 |
| e. Indoor pool | 40.7% 269 |
| f. Hockey rink | 15.0% 99 |
| g. Skate park | 15.7% 104 |
| h. More recreational trails | 32.1% 212 |
| i. More athletic fields or practice spaces | 11.3% 75 |
| j. Other | 9.7% 64 |
| Total Respondents: 661 | |

| # | J. OTHER | DATE |
|---|---|---------------------|
| 1 | Areas for Seniors, like in the southern states | 11/1/2021 1:06 PM |
| 2 | more trails through conservation land along the rivers and ocean. | 10/31/2021 10:15 AM |
| 3 | On the South end of Long Sands, cut a staircase into the boulder field. | 10/31/2021 9:00 AM |
| 4 | Designated leashed dog walks | 10/30/2021 10:38 PM |
| 5 | None. STOP trying add or change. Things! | 10/30/2021 4:18 PM |
| 6 | Skating rink | 10/30/2021 3:31 PM |

Community Survey

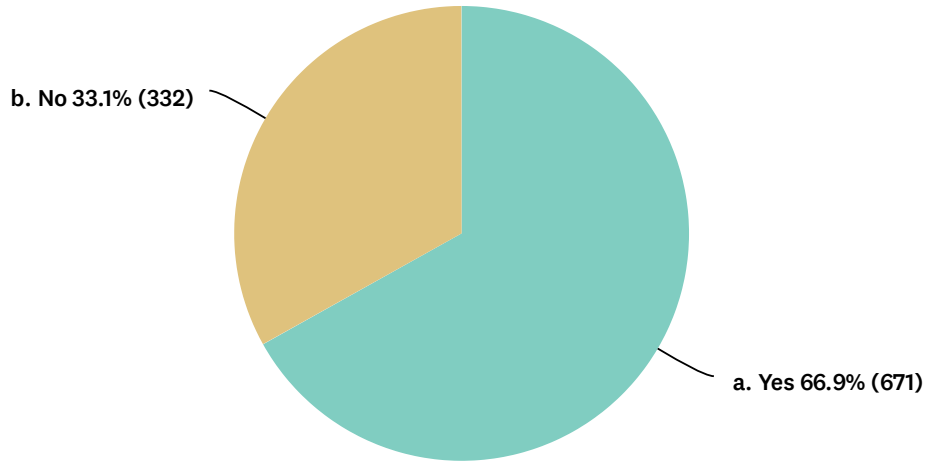
| | | |
|----|---|---------------------|
| 7 | art/music facilities | 10/30/2021 3:16 PM |
| 8 | Basketball - basketball - basketball Courts!!!! | 10/30/2021 2:35 PM |
| 9 | Multi-purpose community center for all ages that includes year-round swim pools | 10/29/2021 2:39 PM |
| 10 | Meeting Spaces | 10/29/2021 1:59 PM |
| 11 | Dog park | 10/29/2021 12:15 PM |
| 12 | skate park (skate boarding) | 10/29/2021 11:44 AM |
| 13 | More available parking | 10/29/2021 11:19 AM |
| 14 | increase dedicated bike lanes | 10/28/2021 10:29 AM |
| 15 | Bike Pump Track | 10/28/2021 9:47 AM |
| 16 | Appropriate bike paths | 10/27/2021 7:13 PM |
| 17 | Public pickleball courts | 10/27/2021 2:08 PM |
| 18 | We need to have recreation facilities that are for all ages. It is a way to build a community. | 10/26/2021 7:12 PM |
| 19 | DEDICATED BOAT LAUNCH; RECREATIONAL TRAILS; ATHLETIC FIELDS | 10/26/2021 5:19 PM |
| 20 | Bike path and more sidewalks | 10/26/2021 3:56 PM |
| 21 | Bicycle paths | 10/26/2021 3:39 PM |
| 22 | Bike trails | 10/25/2021 9:48 AM |
| 23 | Horse boarding | 10/24/2021 6:55 PM |
| 24 | Building off of Option E: an indoor pool that would be open year around | 10/22/2021 1:53 PM |
| 25 | Again I think if we add a little sports complex to the Middle school it would be better because the village parking lot gets jammed as games are starting and people are forced to park on the road witch is blocking traffic and causing more accidents. So if we add a sports complex to the middle school witch is off the main road with more parking in the surrounding areas we would lower the rate of accidents. Just like Village, Cres, and the High School if we just add a baseball field, and softball field to the Middle School it would be better for the town. | 10/22/2021 12:40 PM |
| 26 | Get a turf field at the highschool | 10/22/2021 12:30 PM |
| 27 | Basketball court | 10/22/2021 12:29 PM |
| 28 | Indoor track | 10/22/2021 10:39 AM |
| 29 | Indoor tracks | 10/22/2021 10:38 AM |
| 30 | Spray paint wall - could be incorporated in the Skate Park! | 10/22/2021 10:26 AM |
| 31 | Off road bike paths | 10/21/2021 4:09 PM |
| 32 | Dog Park | 10/21/2021 11:28 AM |
| 33 | Basketball Courts | 10/20/2021 2:48 PM |
| 34 | Low impact space for seniors | 10/19/2021 10:19 PM |
| 35 | J | 10/19/2021 5:38 PM |
| 36 | Gym and indoor pool | 10/19/2021 4:04 PM |
| 37 | Pool!! It is very sad we do not prioritize water safety in our costal town!!! Cost could be offset by non primary resident day pass. It a great community draw for young family's to support the tax base | 10/19/2021 2:44 PM |
| 38 | Don't know | 10/19/2021 12:35 PM |
| 39 | Dedicated non-motorized inter-connectivity. | 10/18/2021 8:43 PM |
| 40 | pickleball courts | 10/18/2021 4:25 PM |

Community Survey

| | | |
|----|---|---------------------|
| 41 | Bike pathways | 10/18/2021 1:20 PM |
| 42 | racquetball courts | 10/18/2021 8:51 AM |
| 43 | Bicycle trails | 10/18/2021 8:51 AM |
| 44 | make maps of water district trails more accessible and complete | 10/18/2021 6:39 AM |
| 45 | Sidewalks for walking | 10/17/2021 12:39 PM |
| 46 | More for teens n teens to access n feel welcome. Variety for a variety of people | 10/17/2021 9:07 AM |
| 47 | Designated dog prohibited space in area north of long beach beach house | 10/17/2021 7:51 AM |
| 48 | Bicycle trails connecting to Eastern Trail system | 10/17/2021 7:35 AM |
| 49 | Pickleball courts | 10/17/2021 7:07 AM |
| 50 | Summer activities for residents (require resident pass) | 10/16/2021 2:51 PM |
| 51 | Many dedicated pickleball courts, like surrounding towns, both outdoors and indoors | 10/16/2021 10:10 AM |
| 52 | Better basketball courts for the public. Current courts are not properly maintained (i.e., uneven surface, crooked hoops). Indoor hoops would be ideal. | 10/15/2021 8:35 PM |
| 53 | YMCA type facility run by Parks and Recreation (pool, gym, workout room) | 10/15/2021 7:07 PM |
| 54 | Live Theater & movie & tv | 10/15/2021 4:49 PM |
| 55 | Bike paths | 10/15/2021 4:46 PM |
| 56 | Harbor launch resource | 10/15/2021 4:09 PM |
| 57 | A REAL skatepark not a junky cheap one. https://publicskateparkguide.org/ | 10/15/2021 3:34 PM |
| 58 | Dog Park | 10/15/2021 3:10 PM |
| 59 | Not sure | 10/15/2021 2:35 PM |
| 60 | Also year-round bathrooms should be added to existing outdoor spaces | 10/15/2021 1:48 PM |
| 61 | Dog park | 10/15/2021 12:31 PM |
| 62 | Disc Golf | 10/15/2021 12:28 PM |
| 63 | bicycle paths everywhere!! | 10/15/2021 11:57 AM |
| 64 | Outdoor pool with designated times for lap swimming | 10/15/2021 11:50 AM |

Q17 17. Would you support the Town purchasing riverfront property to expand recreation access to the York River?

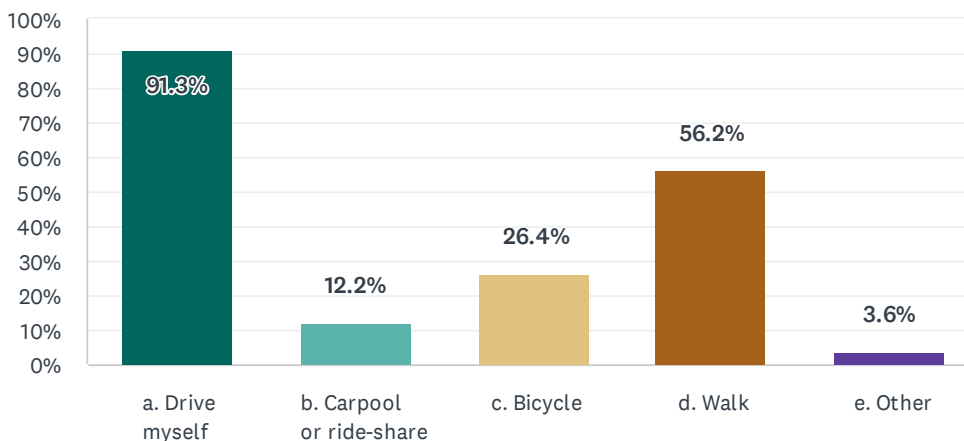
Answered: 1,003 Skipped: 160



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-------|
| a. Yes | 66.9% | 671 |
| b. No | 33.1% | 332 |
| TOTAL | | 1,003 |

Q18 TransportationTransportation, including non-car options for getting around town, peak season congestion, and parking issues have all been common themes at Comp Plan events. Please tell us your concerns or priorities in these areas.18. How do you travel in York? (select all that apply)

Answered: 1,001 Skipped: 162



| ANSWER CHOICES | RESPONSES | |
|--------------------------|-----------|-----|
| a. Drive myself | 91.3% | 914 |
| b. Carpool or ride-share | 12.2% | 122 |
| c. Bicycle | 26.4% | 264 |
| d. Walk | 56.2% | 563 |
| e. Other | 3.6% | 36 |
| Total Respondents: 1,001 | | |

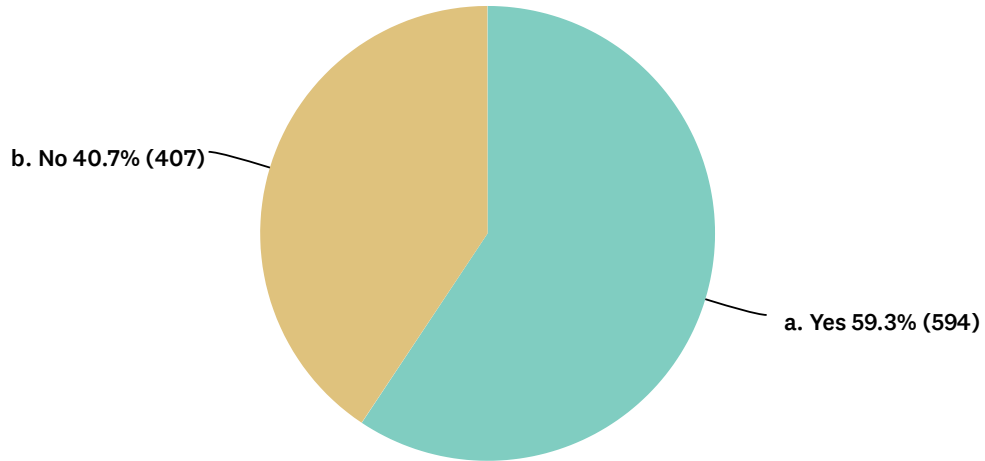
| # | E. OTHER | DATE |
|---|---|---------------------|
| 1 | More sidewalks, more overnight parking | 10/31/2021 1:52 PM |
| 2 | I have used the Trolley along 1A in past years. | 10/31/2021 9:02 AM |
| 3 | Scooter | 10/30/2021 10:55 AM |
| 4 | I do have very serious concerns with bikers mostly & some walkers. The secondary/backroads are winding & narrow & makes it very difficult for cars to drive safely; without ending up in the other lane of travel. In my opinion, most bikers are very very inconsiderate of sharing the road with cars on the rural roads. I wish there were a biker/walker lane alongside the road itself..it would be a tremendous help for everyone to be cautious! | 10/26/2021 1:57 PM |
| 5 | Mophead | 10/26/2021 1:22 PM |
| 6 | Ride in car - no license | 10/23/2021 7:59 PM |
| 7 | run | 10/22/2021 4:03 PM |
| 8 | adult | 10/22/2021 1:55 PM |

Community Survey

| | | |
|----|---|---------------------|
| 9 | skateboard | 10/22/2021 1:54 PM |
| 10 | my parents drive me | 10/22/2021 1:52 PM |
| 11 | Get A Ride. | 10/22/2021 1:44 PM |
| 12 | Parent drives me. | 10/22/2021 1:44 PM |
| 13 | My family drives me or friend | 10/22/2021 1:43 PM |
| 14 | My parents, and brother | 10/22/2021 12:48 PM |
| 15 | My mother drives me | 10/22/2021 12:36 PM |
| 16 | my parents drive me | 10/22/2021 11:58 AM |
| 17 | parents drive | 10/22/2021 11:58 AM |
| 18 | My parents drive me | 10/22/2021 11:54 AM |
| 19 | My mom drives me | 10/22/2021 11:45 AM |
| 20 | my parents drive me | 10/22/2021 11:44 AM |
| 21 | A car | 10/22/2021 11:44 AM |
| 22 | skateboard | 10/22/2021 11:41 AM |
| 23 | jog/run | 10/22/2021 11:38 AM |
| 24 | I think it's fine the way it is now | 10/22/2021 11:36 AM |
| 25 | Skate board | 10/22/2021 10:28 AM |
| 26 | My mom drives me! | 10/22/2021 10:27 AM |
| 27 | my parents drive me | 10/22/2021 10:25 AM |
| 28 | my adults | 10/22/2021 9:37 AM |
| 29 | Idk | 10/22/2021 9:32 AM |
| 30 | Scooter | 10/20/2021 9:53 AM |
| 31 | Moped | 10/18/2021 8:53 AM |
| 32 | Scooters | 10/17/2021 5:17 PM |
| 33 | No safe feeling way to bike to work | 10/17/2021 9:07 AM |
| 34 | motorcycle | 10/16/2021 4:49 PM |
| 35 | this survey is not objective | 10/16/2021 2:12 AM |
| 36 | There should be side walks on major heavily traveled roads like Ridge Road. | 10/15/2021 2:37 PM |

Q19 19. Do you think transportation options in York should be enhanced/improved?

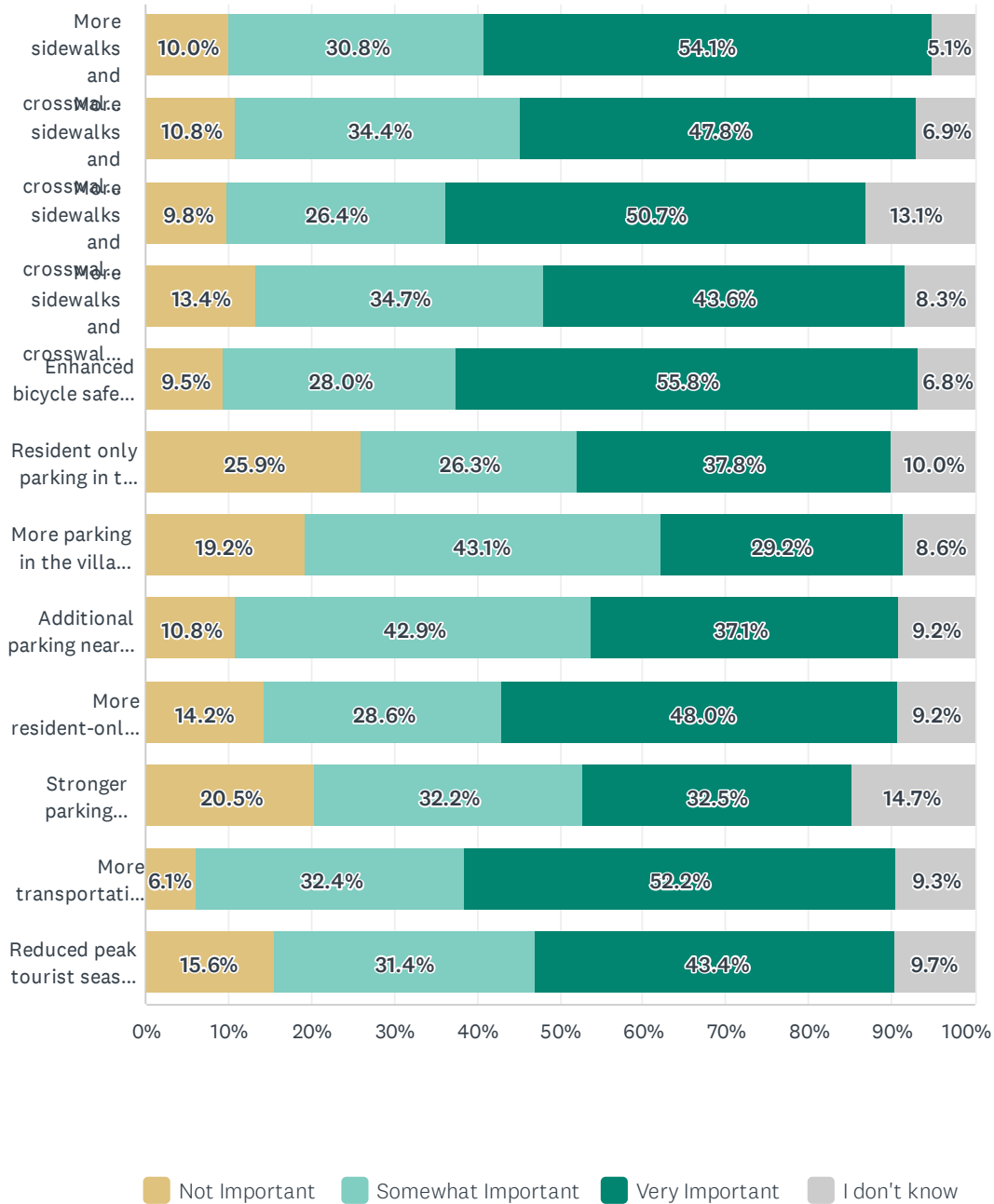
Answered: 1,001 Skipped: 162



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-------|
| a. Yes | 59.3% | 594 |
| b. No | 40.7% | 407 |
| TOTAL | | 1,001 |

Q20 20. What do you think is most needed in York to address transportation challenges? (select one answer per row below)

Answered: 590 Skipped: 573

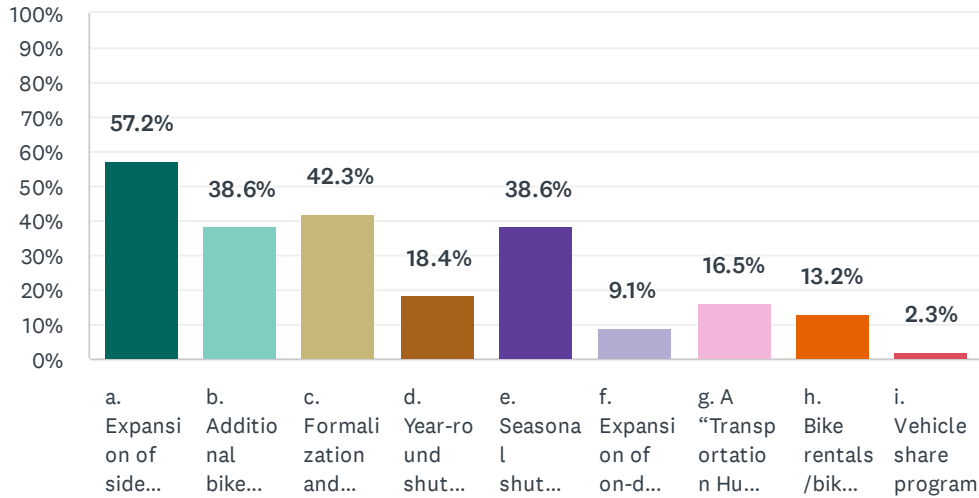


Community Survey

| | NOT IMPORTANT | SOMEWHAT IMPORTANT | VERY IMPORTANT | I DON'T KNOW | TOTAL |
|--|---------------|--------------------|----------------|--------------|-------|
| More sidewalks and crosswalks / pedestrian safety near beaches | 10.0% 59 | 30.8% 182 | 54.1% 319 | 5.1% 30 | 590 |
| More sidewalks and crosswalks / pedestrian safety in commercial areas | 10.8% 64 | 34.4% 203 | 47.8% 282 | 6.9% 41 | 590 |
| More sidewalks and crosswalks / pedestrian safety near schools | 9.8% 58 | 26.4% 156 | 50.7% 299 | 13.1% 77 | 590 |
| More sidewalks and crosswalks / pedestrian safety outside of the villages in other residential areas or to link other destinations | 13.4% 79 | 34.7% 205 | 43.6% 257 | 8.3% 49 | 590 |
| Enhanced bicycle safety improvements, including bike paths, throughout town | 9.5% 56 | 28.0% 165 | 55.8% 329 | 6.8% 40 | 590 |
| Resident only parking in the village areas during peak tourist season | 25.9% 153 | 26.3% 155 | 37.8% 223 | 10.0% 59 | 590 |
| More parking in the village areas all year round | 19.2% 113 | 43.1% 254 | 29.2% 172 | 8.6% 51 | 590 |
| Additional parking near recreational amenities such as the Town Docks, York River input access, trail heads, etc. | 10.8% 64 | 42.9% 253 | 37.1% 219 | 9.2% 54 | 590 |
| More resident-only parking areas (beaches, Mount A, and waterfront access points) | 14.2% 84 | 28.6% 169 | 48.0% 283 | 9.2% 54 | 590 |
| Stronger parking regulation enforcement | 20.5% 121 | 32.2% 190 | 32.5% 192 | 14.7% 87 | 590 |
| More transportation options for those who don't drive (i.e., shuttles, carpooling, door-to-door services, etc.) | 6.1% 36 | 32.4% 191 | 52.2% 308 | 9.3% 55 | 590 |
| Reduced peak tourist season traffic congestion in town | 15.6% 92 | 31.4% 185 | 43.4% 256 | 9.7% 57 | 590 |

Q21 21. I would be most likely to use / would most support Town investment in (select up to 3)

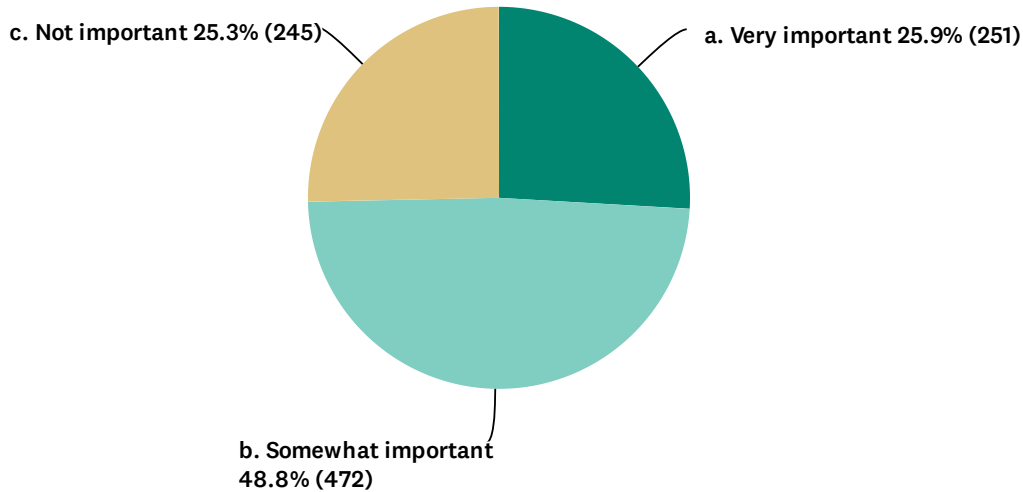
Answered: 990 Skipped: 173



| ANSWER CHOICES | RESPONSES | |
|---|-----------|-----|
| a. Expansion of sidewalks and crosswalks | 57.2% | 566 |
| b. Additional bike lanes and bike racks | 38.6% | 382 |
| c. Formalization and expansion of connected trail systems for getting around town | 42.3% | 419 |
| d. Year-round shuttle/bus service around town | 18.4% | 182 |
| e. Seasonal shuttle/bus service around town to reduce tourist season congestion | 38.6% | 382 |
| f. Expansion of on-demand motorized transportation options/ride share | 9.1% | 90 |
| g. A "Transportation Hub" for parking and shuttle services | 16.5% | 163 |
| h. Bike rentals/bike share network | 13.2% | 131 |
| i. Vehicle share program | 2.3% | 23 |
| Total Respondents: 990 | | |

Q22 Public Facilities + Services York is served by infrastructure and services under the Town’s direct control (roads, Town buildings, etc.) and also by independent entities such as water and sewer.22. The York Sewer District and York Water District are separate entities from the Town. How important is it that possible service expansion be explored in town?

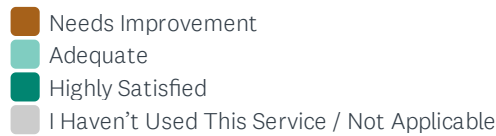
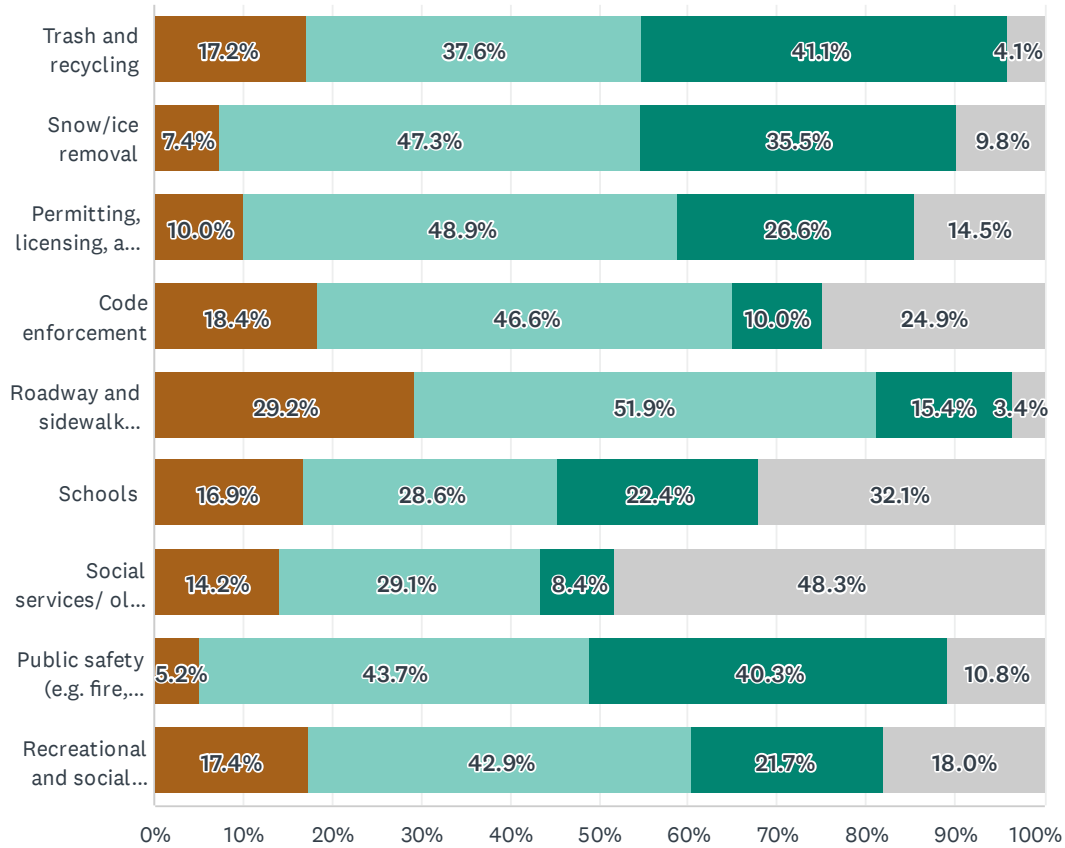
Answered: 968 Skipped: 195



| ANSWER CHOICES | RESPONSES | |
|-----------------------|-----------|-----|
| a. Very important | 25.9% | 251 |
| b. Somewhat important | 48.8% | 472 |
| c. Not important | 25.3% | 245 |
| TOTAL | | 968 |

Q23 23. Evaluate the below Town services: (select one answer per row)

Answered: 978 Skipped: 185

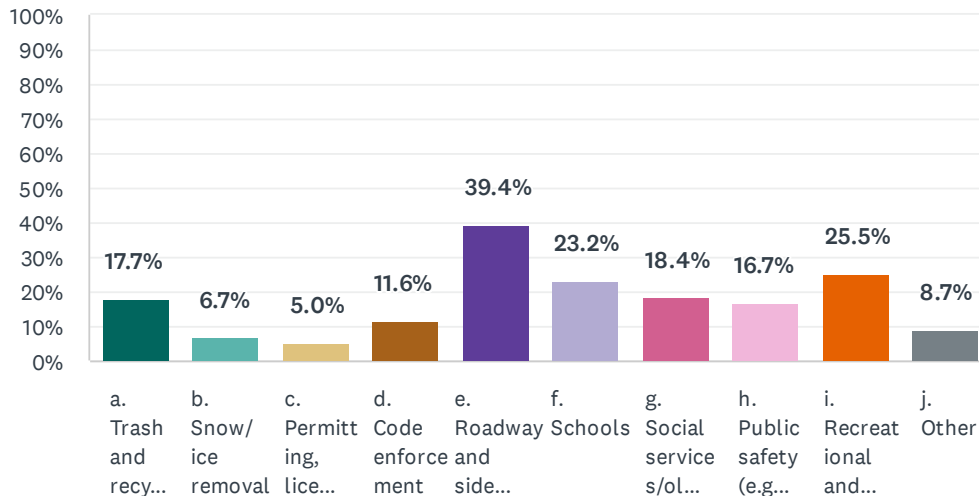


Community Survey

| | NEEDS IMPROVEMENT | ADEQUATE | HIGHLY SATISFIED | I HAVEN'T USED THIS SERVICE / NOT APPLICABLE | TOTAL |
|---|-------------------|--------------|------------------|--|-------|
| Trash and recycling | 17.2% 168 | 37.6% 368 | 41.1% 402 | 4.1% 40 | 978 |
| Snow/ice removal | 7.4% 72 | 47.3% 463 | 35.5% 347 | 9.8% 96 | 978 |
| Permitting, licensing, and registration | 10.0% 98 | 48.9% 478 | 26.6% 260 | 14.5% 142 | 978 |
| Code enforcement | 18.4% 180 | 46.6% 456 | 10.0% 98 | 24.9% 244 | 978 |
| Roadway and sidewalk maintenance and improvements | 29.2% 286 | 51.9% 508 | 15.4% 151 | 3.4% 33 | 978 |
| Schools | 16.9% 165 | 28.6% 280 | 22.4% 219 | 32.1% 314 | 978 |
| Social services/ older adult services | 14.2% 139 | 29.1% 285 | 8.4% 82 | 48.3% 472 | 978 |
| Public safety (e.g. fire, police) | 5.2% 51 | 43.7% 427 | 40.3% 394 | 10.8% 106 | 978 |
| Recreational and social programs and activities | 17.4% 170 | 42.9% 420 | 21.7% 212 | 18.0% 176 | 978 |

Q24 24. Which public services would be most important for the Town to expand or invest? (select up to 2)

Answered: 978 Skipped: 185



| ANSWER CHOICES | RESPONSES | |
|--|-----------|-----|
| a. Trash and recycling | 17.7% | 173 |
| b. Snow/ ice removal | 6.7% | 66 |
| c. Permitting, licensing, and registration | 5.0% | 49 |
| d. Code enforcement | 11.6% | 113 |
| e. Roadway and sidewalk maintenance and improvements | 39.4% | 385 |
| f. Schools | 23.2% | 227 |
| g. Social services/older adult services | 18.4% | 180 |
| h. Public safety (e.g., fire, police) | 16.7% | 163 |
| i. Recreational and social programs and activities | 25.5% | 249 |
| j. Other | 8.7% | 85 |
| Total Respondents: 978 | | |

| # | J. OTHER | DATE |
|---|--|--------------------|
| 1 | Previously answered | 11/1/2021 1:09 PM |
| 2 | I would love to see trash pickup reduced to every other week with recycling and food waste pickup weekly. True trash should be minimal if community composting and recycling are engaged | 11/1/2021 1:47 AM |
| 3 | better broadband, internet service | 10/31/2021 8:28 PM |
| 4 | None | 10/31/2021 7:30 PM |
| 5 | Focus on safety, roads (congestion in summer), containing costs and reducing taxes | 10/31/2021 4:16 PM |

Community Survey

| | | |
|----|---|---------------------|
| 6 | The transfer station should be open and manned seven days a week and accept ALL recycling. | 10/31/2021 10:03 AM |
| 7 | The transfer station should be open and manned 7 days a week and except all recycling | 10/31/2021 10:02 AM |
| 8 | I consider the public transportation expansion a very important service to expand / develop. | 10/31/2021 9:11 AM |
| 9 | Bus service along Long Sands, the Nubble and Short Sands | 10/31/2021 4:04 AM |
| 10 | Code enforcement to follow existing code more carefully. Checks and balances to make sure they are applying the law evenly and correctly. | 10/30/2021 6:14 PM |
| 11 | BIG public safety issue: high rates of speed along residential roads ALL YEAR LONG | 10/30/2021 5:47 PM |
| 12 | coordinated town planning, more staff for planning | 10/30/2021 5:40 PM |
| 13 | None! | 10/30/2021 4:20 PM |
| 14 | Recreation Center | 10/30/2021 2:41 PM |
| 15 | TRADE/TECHNICAL addition to high school. Stop this CRT/Equity nonsense and focus on learning. | 10/30/2021 2:29 PM |
| 16 | Trash collection is too restrictive and complicated. Too many restrictions on disposing of larger items. | 10/30/2021 12:27 PM |
| 17 | Expansion of sidewalks into rural areas especially around Cape Neddick | 10/30/2021 5:34 AM |
| 18 | Fiber optics & connectivity planning for a fast, efficient, safe, reliable York technology future | 10/29/2021 8:05 PM |
| 19 | increase recycling | 10/29/2021 7:44 PM |
| 20 | Enforcement of existing parking ordinances and local zoning | 10/29/2021 11:51 AM |
| 21 | Sidewalks on rts 1 and 91 and Scotland Bridge Rd | 10/29/2021 11:44 AM |
| 22 | Compost collection | 10/28/2021 10:23 PM |
| 23 | Limit parking on private areas in the summer | 10/28/2021 5:04 PM |
| 24 | None | 10/28/2021 1:48 PM |
| 25 | sidewalks on Ridge Rd to beach and speed limit enforcement | 10/27/2021 5:14 PM |
| 26 | improve code enforcement attitudes and service; eliminate working from home for all town hall employees | 10/27/2021 11:49 AM |
| 27 | No additional taxpayer spending is needed. A reduction in spending is needed. | 10/27/2021 10:45 AM |
| 28 | none of these | 10/27/2021 10:38 AM |
| 29 | Public parking | 10/27/2021 4:43 AM |
| 30 | SCHOOLS; SOCIAL SERVICES; PUBLIC SAFETY | 10/26/2021 4:51 PM |
| 31 | NOT ANSWERED | 10/26/2021 4:32 PM |
| 32 | Cell Phone tower coverage for public safety & emergency services | 10/26/2021 9:44 AM |
| 33 | Local TV station | 10/25/2021 6:23 PM |
| 34 | On line public services | 10/25/2021 4:40 PM |
| 35 | xx | 10/25/2021 11:25 AM |
| 36 | Bike lanes | 10/25/2021 11:04 AM |
| 37 | Environmental improvements to lower emissions | 10/25/2021 9:52 AM |
| 38 | Reverse carry in/carry out policy at beaches | 10/24/2021 4:36 PM |
| 39 | Trash disposal for part time residents | 10/23/2021 8:16 PM |
| 40 | Trash collection option for part-time residents | 10/23/2021 7:15 PM |

Community Survey

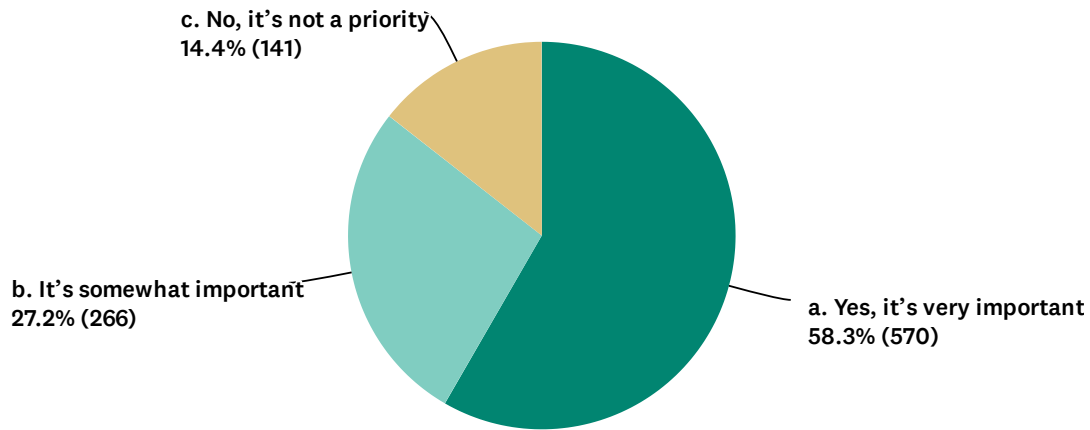
| | | |
|----|--|---------------------|
| 41 | Library hours | 10/23/2021 5:39 PM |
| 42 | Improve school performance with current investment | 10/23/2021 12:02 PM |
| 43 | MAKE AN ROLLERBLADE PARK | 10/22/2021 1:50 PM |
| 44 | None applicable. | 10/22/2021 1:48 PM |
| 45 | Aroma joes ASAP | 10/22/2021 12:00 PM |
| 46 | making the town eco friendly | 10/22/2021 11:47 AM |
| 47 | idk | 10/22/2021 9:35 AM |
| 48 | Littering, higher fines and more town clean up | 10/21/2021 9:01 PM |
| 49 | control septic runoff on Long Sands. Bathrooms east end Long Sands beach | 10/21/2021 7:52 PM |
| 50 | composting | 10/21/2021 3:15 PM |
| 51 | Internet service | 10/21/2021 2:20 PM |
| 52 | Roadways | 10/20/2021 5:17 PM |
| 53 | not sure | 10/20/2021 9:18 AM |
| 54 | Recycling every other week gets tough in summer | 10/20/2021 9:07 AM |
| 55 | Storm drains runoff/public bathroom on Long sands Beach | 10/20/2021 8:50 AM |
| 56 | Put a rotary at the intersection of the off ramp of 95 south and the road that connects Rte 1 and Chase's Pond Rd - that junction is a mess and would be greatly improved with a traffic circle!!! | 10/19/2021 6:10 PM |
| 57 | Town indoor pool with rec spaces | 10/19/2021 2:50 PM |
| 58 | trash receptacles for the beaches. the beaches are trash since that service stopped. | 10/19/2021 2:49 PM |
| 59 | YARD WASTE! | 10/19/2021 1:16 PM |
| 60 | Trolley shuttle service | 10/19/2021 12:39 PM |
| 61 | Code enforcement needs more staffing | 10/18/2021 9:36 PM |
| 62 | Cultural awareness and diversity | 10/18/2021 8:23 PM |
| 63 | Sidewalks and bike ways | 10/18/2021 1:44 PM |
| 64 | Hire more people in town hall - those people work very hard and are understaffed. | 10/17/2021 6:29 PM |
| 65 | sewer lines | 10/17/2021 5:41 PM |
| 66 | Trash Service at the Beach in Summer | 10/17/2021 3:54 PM |
| 67 | Expansion of sewage or at least stronger septic enforcement | 10/17/2021 3:08 PM |
| 68 | No complaints. Survey is requiring people to choose something | 10/17/2021 12:19 PM |
| 69 | Noise from motor vehicles in the Short Sands area especially late at night | 10/17/2021 12:17 PM |
| 70 | Cell Tower east of Route 1 | 10/17/2021 11:39 AM |
| 71 | crisis avoidance services in conjunction with PD | 10/17/2021 11:00 AM |
| 72 | More about community design like all near village vs spread out | 10/17/2021 9:15 AM |
| 73 | renewable energy (Solar Farms on the 2 former Town Landfills and DPW facilities) to offset municipal energy consumption)to | 10/17/2021 6:16 AM |
| 74 | Transportation | 10/16/2021 8:41 PM |
| 75 | Clerks office needs to add credit card services | 10/16/2021 9:39 AM |
| 76 | All Adequate | 10/16/2021 8:58 AM |
| 77 | No expansion needed in town services. | 10/16/2021 12:08 AM |

Community Survey

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|----|---|---------------------|
| 78 | get rid of CRT indoctrination in our schools and fire those responsible. | 10/15/2021 4:47 PM |
| 79 | Trash pick up at beaches | 10/15/2021 3:32 PM |
| 80 | Pave the dirt roads. We pay taxes. Some streets are dangerous to walk & drive on. | 10/15/2021 2:44 PM |
| 81 | set up scooter rental system for summer traffic improvement | 10/15/2021 1:56 PM |
| 82 | Fix the schools they should not be teaching racism and making kids wear masks | 10/15/2021 1:12 PM |
| 83 | Ambulance service | 10/15/2021 12:25 PM |
| 84 | Minimal expansion. Services will make already high taxes go up. | 10/15/2021 11:52 AM |
| 85 | HS fields | 10/15/2021 11:06 AM |

Q25 25. Is increasing internet and cable access in York a priority?

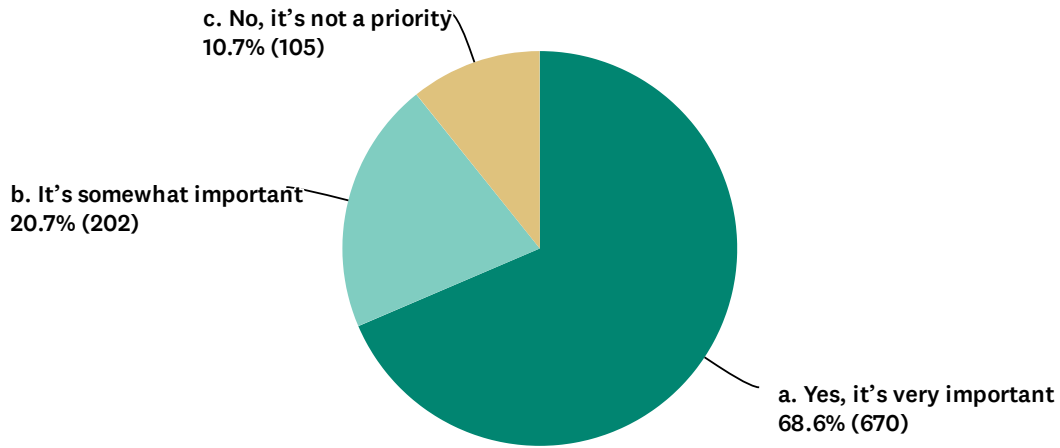
Answered: 977 Skipped: 186



| ANSWER CHOICES | RESPONSES | |
|-----------------------------|-----------|-----|
| a. Yes, it's very important | 58.3% | 570 |
| b. It's somewhat important | 27.2% | 266 |
| c. No, it's not a priority | 14.4% | 141 |
| TOTAL | | 977 |

Q26 26. Is increasing cell coverage in York a priority?

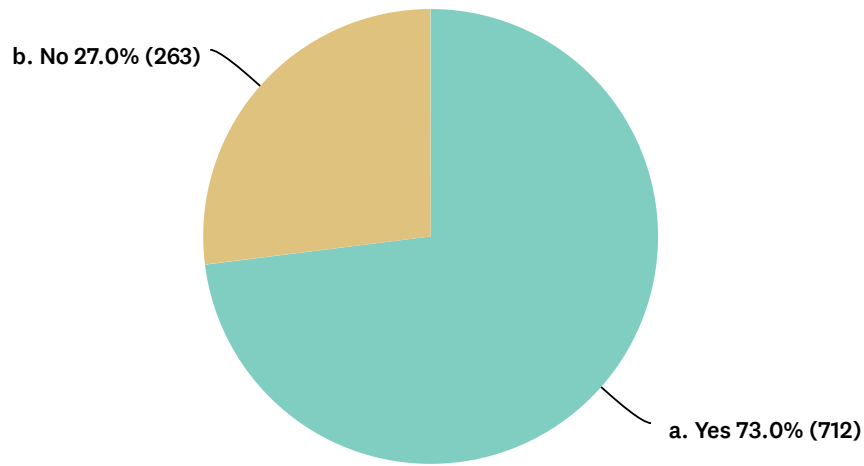
Answered: 977 Skipped: 186



| ANSWER CHOICES | RESPONSES | |
|-----------------------------|-----------|-----|
| a. Yes, it's very important | 68.6% | 670 |
| b. It's somewhat important | 20.7% | 202 |
| c. No, it's not a priority | 10.7% | 105 |
| TOTAL | | 977 |

Q27 Climate 27. I am concerned about climate change

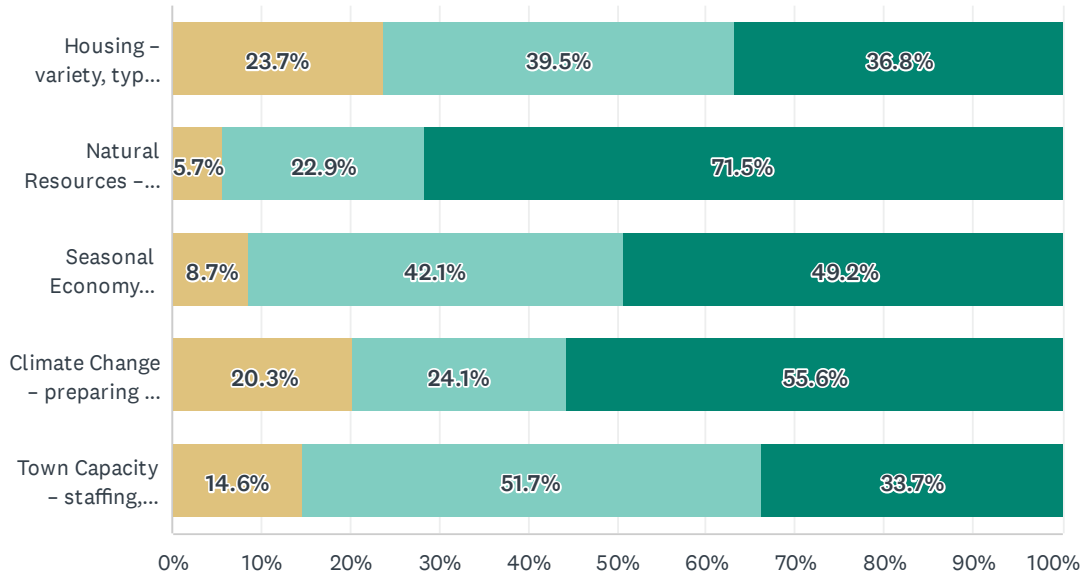
Answered: 975 Skipped: 188



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| a. Yes | 73.0% | 712 |
| b. No | 27.0% | 263 |
| TOTAL | | 975 |

Q28 Themes28. Based on previous public events, focus groups, interviews, and Steering Committee and Town staff meetings, five themes have appeared. Do these generally sound like focus areas to be highlighted or given more thought? (select one answer per row)

Answered: 971 Skipped: 192



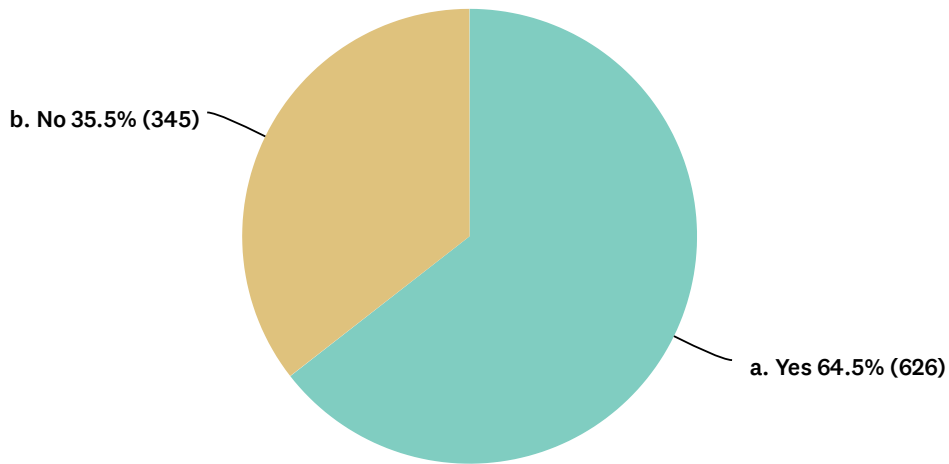
- This is not very important and shouldn't be a focus
- This is somewhat important and may need to be thought about more
- Yes, this is definitely important and should be thought about more

Community Survey

| | THIS IS NOT VERY IMPORTANT AND SHOULDN'T BE A FOCUS | THIS IS SOMEWHAT IMPORTANT AND MAY NEED TO BE THOUGHT ABOUT MORE | YES, THIS IS DEFINITELY IMPORTANT AND SHOULD BE THOUGHT ABOUT MORE | TOTAL |
|---|--|---|---|--------------|
| Housing – variety, type, and costs for a range of age groups and income levels | 23.7% 230 | 39.5% 384 | 36.8% 357 | 971 |
| Natural Resources – natural values of water/beaches/oceans/forests; recurring theme of balancing access to and use of these resources | 5.7% 55 | 22.9% 222 | 71.5% 694 | 971 |
| Seasonal Economy Pressures – impacts and management of peak demand for services and congestion | 8.7% 84 | 42.1% 409 | 49.2% 478 | 971 |
| Climate Change – preparing for impacts including sea level rise, drought, extreme temperatures, and flooding | 20.3% 197 | 24.1% 234 | 55.6% 540 | 971 |
| Town Capacity – staffing, availability of resources, coordination between departments and other service providers | 14.6% 142 | 51.7% 502 | 33.7% 327 | 971 |

Q29 Short Sands Road Area The Short Sands Road area (see map below) was a large public investment by the Town. There is considerable interest by the Town to determine community interest in future use of the property. 29. Should the new Short Sands Rd area be developed?

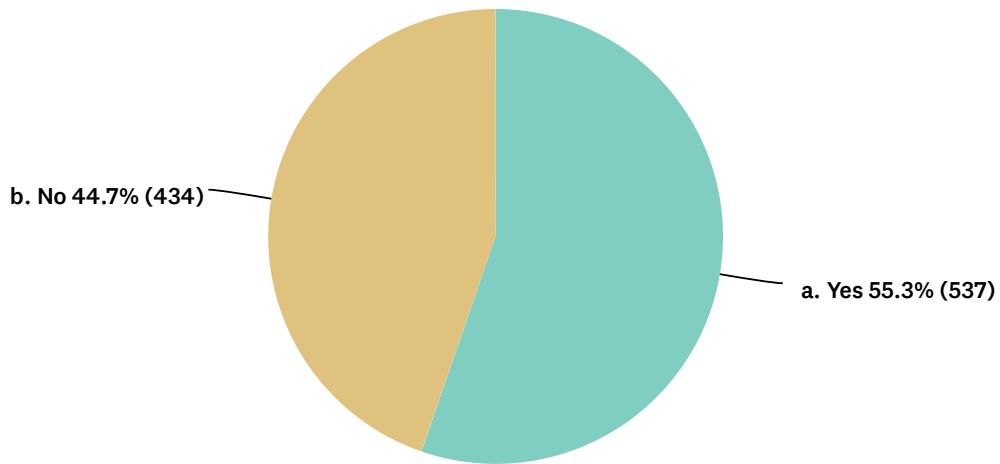
Answered: 971 Skipped: 192



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| a. Yes | 64.5% | 626 |
| b. No | 35.5% | 345 |
| TOTAL | | 971 |

Q30 30. Should the new Short Sands Rd area allow for housing?

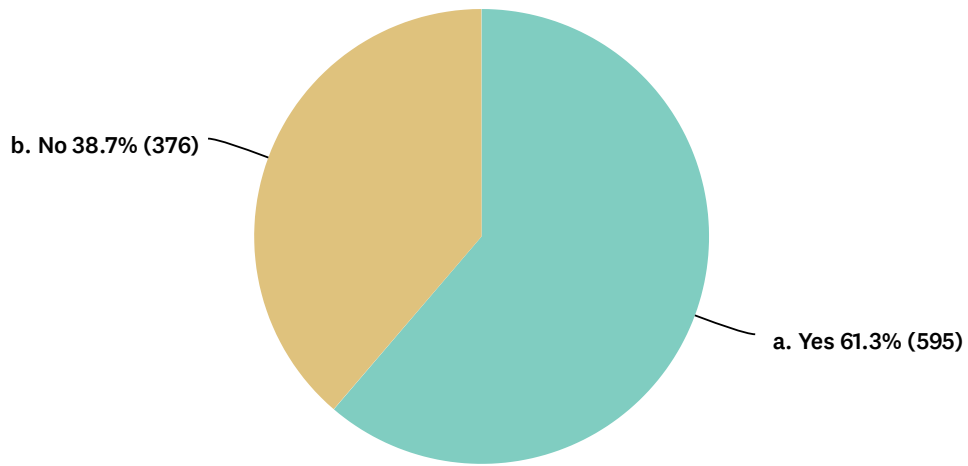
Answered: 971 Skipped: 192



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| a. Yes | 55.3% | 537 |
| b. No | 44.7% | 434 |
| TOTAL | | 971 |

Q31 31. Should the new Short Sands Rd area allow for retail/dining?

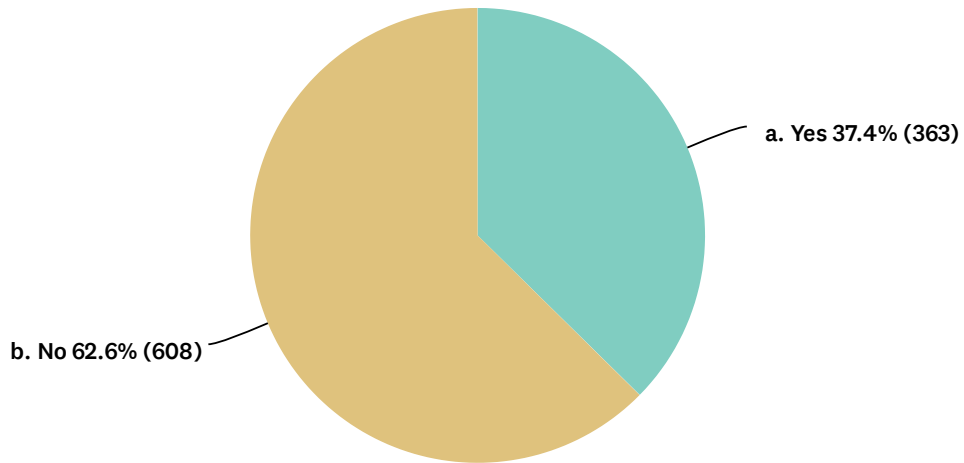
Answered: 971 Skipped: 192



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| a. Yes | 61.3% | 595 |
| b. No | 38.7% | 376 |
| TOTAL | | 971 |

Q32 32. Should the new Short Sands Rd area be restricted to recreational use?

Answered: 971 Skipped: 192



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| a. Yes | 37.4% | 363 |
| b. No | 62.6% | 608 |
| TOTAL | | 971 |

Q33 Vision33. Share three (3) words that represent your values/vision for York's future:

Answered: 950 Skipped: 213

| ANSWER CHOICES | RESPONSES | |
|------------------------------|-----------|-----|
| Word 3 (limit 50 characters) | 94.32% | 896 |
| Word 2 (limit 50 characters) | 98.11% | 932 |
| Word 1 (limit 50 characters) | 100.00% | 950 |

| # | WORD 1 (LIMIT 50 CHARACTERS) | DATE |
|----|--|---------------------|
| 1 | Inclusive | 11/1/2021 2:32 PM |
| 2 | Year-round | 11/1/2021 2:31 PM |
| 3 | a smaller town, not jam packed with out of staters | 11/1/2021 1:53 PM |
| 4 | Keep | 11/1/2021 1:12 PM |
| 5 | Preserve | 11/1/2021 12:38 PM |
| 6 | Maintain family feel of the town | 11/1/2021 10:37 AM |
| 7 | Movement | 11/1/2021 5:43 AM |
| 8 | Slow thoughtful growth | 11/1/2021 2:00 AM |
| 9 | Affordability | 11/1/2021 12:10 AM |
| 10 | Preservation | 10/31/2021 11:41 PM |
| 11 | Leader | 10/31/2021 10:30 PM |
| 12 | Affordable | 10/31/2021 10:23 PM |
| 13 | underburdened | 10/31/2021 10:13 PM |
| 14 | Nature | 10/31/2021 9:59 PM |
| 15 | Inclusive | 10/31/2021 8:59 PM |
| 16 | Green | 10/31/2021 8:55 PM |
| 17 | Positive | 10/31/2021 8:55 PM |
| 18 | Diverse | 10/31/2021 8:46 PM |
| 19 | preserve natural beauty | 10/31/2021 8:26 PM |
| 20 | seniors | 10/31/2021 8:24 PM |
| 21 | Community | 10/31/2021 8:16 PM |
| 22 | Utilize vacant buildings | 10/31/2021 8:13 PM |
| 23 | Inclusive | 10/31/2021 7:36 PM |
| 24 | Unity | 10/31/2021 7:33 PM |
| 25 | Community | 10/31/2021 7:24 PM |
| 26 | Preservation | 10/31/2021 6:14 PM |
| 27 | Small | 10/31/2021 6:05 PM |

Community Survey

| | | |
|----|--|---------------------|
| 28 | increase tax base | 10/31/2021 5:55 PM |
| 29 | History | 10/31/2021 5:49 PM |
| 30 | Confident | 10/31/2021 5:44 PM |
| 31 | Scenic Woodland Beauty | 10/31/2021 5:22 PM |
| 32 | protect beaches | 10/31/2021 4:58 PM |
| 33 | conservation | 10/31/2021 3:41 PM |
| 34 | Infrastructure | 10/31/2021 3:39 PM |
| 35 | Small town character | 10/31/2021 3:31 PM |
| 36 | Preservation | 10/31/2021 3:18 PM |
| 37 | Past | 10/31/2021 2:34 PM |
| 38 | Seacoast Destination | 10/31/2021 2:24 PM |
| 39 | Active lifestyle | 10/31/2021 2:05 PM |
| 40 | Protection | 10/31/2021 1:57 PM |
| 41 | small community | 10/31/2021 12:15 PM |
| 42 | forested | 10/31/2021 11:58 AM |
| 43 | Small town feel | 10/31/2021 11:57 AM |
| 44 | Community | 10/31/2021 11:42 AM |
| 45 | Betterment of town | 10/31/2021 11:17 AM |
| 46 | History | 10/31/2021 10:37 AM |
| 47 | protection of rivers, undeveloped land | 10/31/2021 10:23 AM |
| 48 | community | 10/31/2021 10:22 AM |
| 49 | Conservation | 10/31/2021 10:19 AM |
| 50 | Liberty | 10/31/2021 10:09 AM |
| 51 | Liberty | 10/31/2021 10:09 AM |
| 52 | Education | 10/31/2021 10:02 AM |
| 53 | Preservation | 10/31/2021 9:43 AM |
| 54 | Sustainable - protect nat. resources | 10/31/2021 9:17 AM |
| 55 | safe | 10/31/2021 9:12 AM |
| 56 | accept growth | 10/31/2021 7:38 AM |
| 57 | Neighbors caring for neighbors | 10/31/2021 7:23 AM |
| 58 | community | 10/31/2021 4:58 AM |
| 59 | Conservative | 10/31/2021 4:09 AM |
| 60 | Compassion | 10/30/2021 11:09 PM |
| 61 | Hunting | 10/30/2021 10:50 PM |
| 62 | Recreation | 10/30/2021 10:49 PM |
| 63 | Community | 10/30/2021 8:55 PM |
| 64 | Inclusivity | 10/30/2021 8:51 PM |
| 65 | Youth | 10/30/2021 8:50 PM |

Community Survey

| | | |
|-----|--|---------------------|
| 66 | Preservation | 10/30/2021 8:22 PM |
| 67 | Convenience | 10/30/2021 8:16 PM |
| 68 | keep york's Charactor and charm | 10/30/2021 8:06 PM |
| 69 | child safety | 10/30/2021 7:56 PM |
| 70 | Thriving downtown/village | 10/30/2021 6:16 PM |
| 71 | Year-Round | 10/30/2021 5:59 PM |
| 72 | Environment | 10/30/2021 5:50 PM |
| 73 | appropriateness | 10/30/2021 5:48 PM |
| 74 | small | 10/30/2021 5:44 PM |
| 75 | protect | 10/30/2021 5:31 PM |
| 76 | Protect | 10/30/2021 5:18 PM |
| 77 | Lobstering | 10/30/2021 5:11 PM |
| 78 | Controlled | 10/30/2021 4:47 PM |
| 79 | beauty | 10/30/2021 4:46 PM |
| 80 | Gentrify | 10/30/2021 4:41 PM |
| 81 | NO GROWTH | 10/30/2021 4:24 PM |
| 82 | best | 10/30/2021 4:04 PM |
| 83 | SustainAbility | 10/30/2021 3:59 PM |
| 84 | Mitigate climate change plant more trees | 10/30/2021 3:46 PM |
| 85 | History | 10/30/2021 3:38 PM |
| 86 | Self sufficient | 10/30/2021 3:30 PM |
| 87 | .Keep York York. | 10/30/2021 3:29 PM |
| 88 | Recreation | 10/30/2021 3:26 PM |
| 89 | inclusive | 10/30/2021 3:22 PM |
| 90 | Long term | 10/30/2021 3:09 PM |
| 91 | Commercial expansion | 10/30/2021 2:49 PM |
| 92 | climate | 10/30/2021 2:39 PM |
| 93 | undisturbed | 10/30/2021 2:35 PM |
| 94 | Smalltown | 10/30/2021 2:32 PM |
| 95 | Preservation | 10/30/2021 2:25 PM |
| 96 | Keep density down | 10/30/2021 2:22 PM |
| 97 | Sustainable | 10/30/2021 2:19 PM |
| 98 | Community | 10/30/2021 1:02 PM |
| 99 | Family | 10/30/2021 12:32 PM |
| 100 | trust | 10/30/2021 12:27 PM |
| 101 | Affordable | 10/30/2021 12:24 PM |
| 102 | Potential | 10/30/2021 11:53 AM |
| 103 | No low income housing it brings crime | 10/30/2021 11:45 AM |

Community Survey

| | | |
|-----|----------------------------|---------------------|
| 104 | Maintain natural beauty | 10/30/2021 11:30 AM |
| 105 | diversity | 10/30/2021 11:26 AM |
| 106 | Community focused | 10/30/2021 11:14 AM |
| 107 | Expansion | 10/30/2021 11:14 AM |
| 108 | Nature | 10/30/2021 11:02 AM |
| 109 | Grow | 10/30/2021 10:55 AM |
| 110 | Traffic control on York St | 10/30/2021 10:51 AM |
| 111 | Growth | 10/30/2021 10:51 AM |
| 112 | Inclusive | 10/30/2021 10:42 AM |
| 113 | Boat ramp | 10/30/2021 10:36 AM |
| 114 | beauty | 10/30/2021 10:22 AM |
| 115 | Diversified | 10/30/2021 10:22 AM |
| 116 | preserve | 10/30/2021 10:18 AM |
| 117 | family | 10/30/2021 10:04 AM |
| 118 | peaceful | 10/30/2021 10:02 AM |
| 119 | Independent | 10/30/2021 10:01 AM |
| 120 | Natural resources | 10/30/2021 9:32 AM |
| 121 | Balance | 10/30/2021 9:31 AM |
| 122 | environmental CONSERVATION | 10/30/2021 9:30 AM |
| 123 | safe | 10/30/2021 9:02 AM |
| 124 | Recreation | 10/30/2021 8:53 AM |
| 125 | environmentally conscious | 10/30/2021 8:33 AM |
| 126 | back | 10/30/2021 8:12 AM |
| 127 | Community | 10/30/2021 8:06 AM |
| 128 | History | 10/30/2021 7:44 AM |
| 129 | Beach | 10/30/2021 7:11 AM |
| 130 | Quality | 10/30/2021 7:03 AM |
| 131 | Multicultural | 10/30/2021 5:39 AM |
| 132 | Quaintness | 10/29/2021 11:37 PM |
| 133 | Keep | 10/29/2021 10:04 PM |
| 134 | Safe | 10/29/2021 9:50 PM |
| 135 | affordable | 10/29/2021 9:14 PM |
| 136 | Community | 10/29/2021 9:01 PM |
| 137 | diversity | 10/29/2021 8:42 PM |
| 138 | Value resources | 10/29/2021 8:24 PM |
| 139 | Inclusion | 10/29/2021 8:16 PM |
| 140 | Inclusive | 10/29/2021 8:15 PM |
| 141 | Nature | 10/29/2021 8:00 PM |

Community Survey

| | | |
|-----|--|---------------------|
| 142 | housing | 10/29/2021 7:50 PM |
| 143 | water | 10/29/2021 7:50 PM |
| 144 | Love | 10/29/2021 7:32 PM |
| 145 | Quality | 10/29/2021 7:21 PM |
| 146 | Quality | 10/29/2021 7:14 PM |
| 147 | Kindness | 10/29/2021 7:03 PM |
| 148 | Beautiful | 10/29/2021 6:45 PM |
| 149 | Preservation | 10/29/2021 6:43 PM |
| 150 | Fair | 10/29/2021 6:23 PM |
| 151 | Attractive | 10/29/2021 6:14 PM |
| 152 | History | 10/29/2021 6:11 PM |
| 153 | LOWERTAXES | 10/29/2021 5:48 PM |
| 154 | Recreational | 10/29/2021 5:38 PM |
| 155 | natural | 10/29/2021 5:20 PM |
| 156 | Integrity | 10/29/2021 5:13 PM |
| 157 | Climate | 10/29/2021 4:05 PM |
| 158 | diversity | 10/29/2021 2:49 PM |
| 159 | Stop building sea walls | 10/29/2021 2:42 PM |
| 160 | housing for single seniors | 10/29/2021 2:20 PM |
| 161 | History: don't tear it down | 10/29/2021 2:16 PM |
| 162 | Infrastrucure | 10/29/2021 2:08 PM |
| 163 | blank | 10/29/2021 2:04 PM |
| 164 | Conservation of | 10/29/2021 1:56 PM |
| 165 | Inclusive | 10/29/2021 1:55 PM |
| 166 | Character of development | 10/29/2021 1:55 PM |
| 167 | Quality | 10/29/2021 1:41 PM |
| 168 | Left blank | 10/29/2021 1:23 PM |
| 169 | Services | 10/29/2021 1:15 PM |
| 170 | Community | 10/29/2021 1:08 PM |
| 171 | Conservation | 10/29/2021 12:21 PM |
| 172 | Interactive | 10/29/2021 12:00 PM |
| 173 | Bicycle | 10/29/2021 11:56 AM |
| 174 | Protect | 10/29/2021 11:55 AM |
| 175 | Clean waterways including Cape Neddick | 10/29/2021 11:51 AM |
| 176 | Freedom | 10/29/2021 11:39 AM |
| 177 | Preservation | 10/29/2021 11:28 AM |
| 178 | Lifestyle | 10/29/2021 11:21 AM |
| 179 | Continue working with this survey | 10/29/2021 10:55 AM |

Community Survey

| | | |
|-----|--|---------------------|
| 180 | Diversity | 10/29/2021 10:52 AM |
| 181 | Inclusive | 10/29/2021 10:31 AM |
| 182 | Reduce congestion | 10/29/2021 10:27 AM |
| 183 | Diveristy of population | 10/29/2021 9:46 AM |
| 184 | Keep town's quaintness | 10/29/2021 9:38 AM |
| 185 | Cleanliness | 10/29/2021 8:13 AM |
| 186 | Education | 10/29/2021 8:07 AM |
| 187 | Unpolluted (green) | 10/29/2021 12:03 AM |
| 188 | overnight parking | 10/28/2021 11:47 PM |
| 189 | Environment | 10/28/2021 10:28 PM |
| 190 | Preserve | 10/28/2021 10:02 PM |
| 191 | preservation | 10/28/2021 9:51 PM |
| 192 | Growth | 10/28/2021 7:39 PM |
| 193 | Trails | 10/28/2021 5:46 PM |
| 194 | Preserve green space | 10/28/2021 5:07 PM |
| 195 | Affordable | 10/28/2021 4:50 PM |
| 196 | Clean environment | 10/28/2021 3:40 PM |
| 197 | Leadership in environmental conservation | 10/28/2021 2:40 PM |
| 198 | Pristine | 10/28/2021 2:04 PM |
| 199 | Freedom | 10/28/2021 1:53 PM |
| 200 | Rural | 10/28/2021 12:34 PM |
| 201 | Return the moratorium | 10/28/2021 12:31 PM |
| 202 | No subdivisions | 10/28/2021 12:23 PM |
| 203 | Safety | 10/28/2021 12:15 PM |
| 204 | Protect | 10/28/2021 12:04 PM |
| 205 | Safety | 10/28/2021 11:25 AM |
| 206 | bright | 10/28/2021 11:21 AM |
| 207 | Limiting trash from tourists | 10/28/2021 11:03 AM |
| 208 | preservation | 10/28/2021 10:58 AM |
| 209 | Histry | 10/28/2021 10:34 AM |
| 210 | FOCUS BALANCE | 10/28/2021 10:20 AM |
| 211 | Preservation | 10/28/2021 10:17 AM |
| 212 | Friendly Town | 10/28/2021 10:10 AM |
| 213 | Health | 10/28/2021 9:55 AM |
| 214 | ocean | 10/28/2021 9:53 AM |
| 215 | open | 10/28/2021 9:35 AM |
| 216 | quaint | 10/28/2021 9:30 AM |
| 217 | environment | 10/28/2021 9:05 AM |

Community Survey

| | | |
|-----|--|---------------------|
| 218 | Self determination | 10/28/2021 12:11 AM |
| 219 | Beauty | 10/27/2021 11:02 PM |
| 220 | Adapting | 10/27/2021 10:59 PM |
| 221 | Prepared | 10/27/2021 10:18 PM |
| 222 | Protect | 10/27/2021 9:41 PM |
| 223 | Concerned about climate and housing | 10/27/2021 7:22 PM |
| 224 | Quaint | 10/27/2021 6:48 PM |
| 225 | flexible | 10/27/2021 6:16 PM |
| 226 | beautiful | 10/27/2021 5:27 PM |
| 227 | Preservation | 10/27/2021 5:20 PM |
| 228 | Quaint | 10/27/2021 4:44 PM |
| 229 | Enhance | 10/27/2021 3:49 PM |
| 230 | Families | 10/27/2021 3:46 PM |
| 231 | Limit growth to a manageable level | 10/27/2021 3:43 PM |
| 232 | Honor | 10/27/2021 3:11 PM |
| 233 | character of the town | 10/27/2021 2:55 PM |
| 234 | Welcome | 10/27/2021 2:09 PM |
| 235 | Sustainability | 10/27/2021 2:08 PM |
| 236 | More | 10/27/2021 2:06 PM |
| 237 | nature | 10/27/2021 1:54 PM |
| 238 | budget | 10/27/2021 12:38 PM |
| 239 | Family | 10/27/2021 12:12 PM |
| 240 | term limit Board of Selectmen | 10/27/2021 11:54 AM |
| 241 | Beautiful | 10/27/2021 11:18 AM |
| 242 | Sacred | 10/27/2021 11:10 AM |
| 243 | slow growth | 10/27/2021 10:52 AM |
| 244 | community | 10/27/2021 10:32 AM |
| 245 | Paras pizzas | 10/27/2021 9:44 AM |
| 246 | welcome | 10/27/2021 8:37 AM |
| 247 | preservation | 10/27/2021 7:27 AM |
| 248 | Outdoors | 10/27/2021 4:47 AM |
| 249 | Recreation | 10/27/2021 12:51 AM |
| 250 | Care about parking area and stop sign violations | 10/26/2021 9:18 PM |
| 251 | Conservation | 10/26/2021 8:40 PM |
| 252 | Welcoming | 10/26/2021 8:40 PM |
| 253 | Small | 10/26/2021 7:22 PM |
| 254 | sustainable | 10/26/2021 7:16 PM |
| 255 | sustainable | 10/26/2021 7:04 PM |

Community Survey

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|-----|------------------------------------|---------------------|
| 256 | PRESERVATION | 10/26/2021 5:46 PM |
| 257 | EDUCATION | 10/26/2021 5:35 PM |
| 258 | SAFETY | 10/26/2021 5:24 PM |
| 259 | ECONOMIC DEVELOPMENT | 10/26/2021 5:03 PM |
| 260 | SAVE RURAL AREAS | 10/26/2021 4:53 PM |
| 261 | O | 10/26/2021 4:42 PM |
| 262 | NO | 10/26/2021 4:33 PM |
| 263 | drainage | 10/26/2021 4:18 PM |
| 264 | Recreation | 10/26/2021 4:12 PM |
| 265 | limited housing | 10/26/2021 3:59 PM |
| 266 | recreational | 10/26/2021 3:47 PM |
| 267 | Beaches | 10/26/2021 3:46 PM |
| 268 | Beautiful | 10/26/2021 3:43 PM |
| 269 | Unify all areas | 10/26/2021 3:30 PM |
| 270 | Rural | 10/26/2021 2:51 PM |
| 271 | CELLTOWERS | 10/26/2021 2:25 PM |
| 272 | history | 10/26/2021 2:21 PM |
| 273 | Not a lot of over development | 10/26/2021 1:44 PM |
| 274 | Diverse | 10/26/2021 1:26 PM |
| 275 | Heritage | 10/26/2021 1:20 PM |
| 276 | protection of natural resources | 10/26/2021 12:56 PM |
| 277 | open | 10/26/2021 12:07 PM |
| 278 | Preservation | 10/26/2021 11:15 AM |
| 279 | Character | 10/26/2021 10:44 AM |
| 280 | PreserveHistoricNatureOfTown | 10/26/2021 9:55 AM |
| 281 | inclusive | 10/26/2021 9:35 AM |
| 282 | Peaceful | 10/26/2021 9:12 AM |
| 283 | Paras pizza | 10/26/2021 7:56 AM |
| 284 | Growth | 10/25/2021 8:36 PM |
| 285 | Sustainable | 10/25/2021 8:31 PM |
| 286 | Unity. (4 zip codes & no Main st.) | 10/25/2021 8:26 PM |
| 287 | Clean | 10/25/2021 7:21 PM |
| 288 | History | 10/25/2021 7:20 PM |
| 289 | lobsterman | 10/25/2021 7:09 PM |
| 290 | Sustainable | 10/25/2021 6:27 PM |
| 291 | beach management | 10/25/2021 6:16 PM |
| 292 | Preserve | 10/25/2021 6:15 PM |
| 293 | conservation | 10/25/2021 4:57 PM |

Community Survey

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|-----|---|---------------------|
| 294 | Protect quaintness & beauty | 10/25/2021 4:45 PM |
| 295 | Small Town | 10/25/2021 4:10 PM |
| 296 | Technology | 10/25/2021 3:42 PM |
| 297 | safe | 10/25/2021 3:31 PM |
| 298 | Sustainability | 10/25/2021 3:02 PM |
| 299 | recreation | 10/25/2021 1:42 PM |
| 300 | Climate | 10/25/2021 1:37 PM |
| 301 | x | 10/25/2021 1:32 PM |
| 302 | open spaces | 10/25/2021 1:19 PM |
| 303 | climate change awareness | 10/25/2021 12:16 PM |
| 304 | Sustainable | 10/25/2021 12:05 PM |
| 305 | Family | 10/25/2021 11:52 AM |
| 306 | Chain | 10/25/2021 11:32 AM |
| 307 | Healthy and thus free from cell towers and 5G | 10/25/2021 11:29 AM |
| 308 | Sea level rise | 10/25/2021 11:09 AM |
| 309 | Sustainability | 10/25/2021 10:06 AM |
| 310 | Community | 10/25/2021 9:56 AM |
| 311 | Safe | 10/25/2021 9:54 AM |
| 312 | maintain historical ambience of York | 10/25/2021 9:34 AM |
| 313 | Preserve the rich history of York | 10/25/2021 9:23 AM |
| 314 | No political agendas TAUGHT in schools | 10/25/2021 9:14 AM |
| 315 | minimal impact to the environment | 10/25/2021 9:05 AM |
| 316 | I would like more restrunts and chain stores. | 10/25/2021 8:34 AM |
| 317 | Livability | 10/25/2021 8:26 AM |
| 318 | Accepting | 10/25/2021 1:12 AM |
| 319 | Less tourist | 10/24/2021 11:43 PM |
| 320 | A | 10/24/2021 9:10 PM |
| 321 | Control influx & impact of tourism | 10/24/2021 8:40 PM |
| 322 | athletics | 10/24/2021 8:10 PM |
| 323 | Protect | 10/24/2021 7:43 PM |
| 324 | Historic | 10/24/2021 7:34 PM |
| 325 | good | 10/24/2021 7:04 PM |
| 326 | Small | 10/24/2021 7:03 PM |
| 327 | education | 10/24/2021 6:10 PM |
| 328 | Economy | 10/24/2021 5:07 PM |
| 329 | Nice beaches | 10/24/2021 4:46 PM |
| 330 | Conservation | 10/24/2021 3:27 PM |
| 331 | Character | 10/24/2021 2:20 PM |

Community Survey

| | | |
|-----|---|---------------------|
| 332 | environment | 10/24/2021 1:57 PM |
| 333 | safe | 10/24/2021 10:13 AM |
| 334 | working man's beach town | 10/24/2021 9:19 AM |
| 335 | Consistency | 10/24/2021 8:10 AM |
| 336 | Clean | 10/23/2021 10:21 PM |
| 337 | Historic | 10/23/2021 9:09 PM |
| 338 | Prevent sprawl / conserve undeveloped land | 10/23/2021 8:37 PM |
| 339 | Housing diversity | 10/23/2021 7:21 PM |
| 340 | Sane | 10/23/2021 6:47 PM |
| 341 | Community | 10/23/2021 6:43 PM |
| 342 | Climate | 10/23/2021 5:52 PM |
| 343 | Civil | 10/23/2021 5:43 PM |
| 344 | Preservation | 10/23/2021 5:36 PM |
| 345 | transparency | 10/23/2021 4:30 PM |
| 346 | Environment | 10/23/2021 4:14 PM |
| 347 | Sustainability | 10/23/2021 3:08 PM |
| 348 | Provide adequate busing for the Nubble Area | 10/23/2021 2:12 PM |
| 349 | Indoor pool | 10/23/2021 1:34 PM |
| 350 | expand town sewer lines | 10/23/2021 1:21 PM |
| 351 | affordable | 10/23/2021 1:10 PM |
| 352 | maintain small town feel | 10/23/2021 12:09 PM |
| 353 | Environment | 10/23/2021 11:45 AM |
| 354 | Clean | 10/23/2021 10:35 AM |
| 355 | Family | 10/23/2021 9:58 AM |
| 356 | Equity | 10/23/2021 9:31 AM |
| 357 | Control of municipal spending | 10/23/2021 9:30 AM |
| 358 | clean | 10/23/2021 9:21 AM |
| 359 | Athletics | 10/23/2021 7:05 AM |
| 360 | Quality public schools | 10/23/2021 12:50 AM |
| 361 | - | 10/23/2021 12:42 AM |
| 362 | Clean | 10/22/2021 10:18 PM |
| 363 | Preservation | 10/22/2021 8:10 PM |
| 364 | Beaches | 10/22/2021 7:50 PM |
| 365 | Protect the beach | 10/22/2021 7:41 PM |
| 366 | Trapped in time | 10/22/2021 7:32 PM |
| 367 | ????? | 10/22/2021 5:33 PM |
| 368 | protect | 10/22/2021 5:16 PM |
| 369 | Neighborhoods | 10/22/2021 4:54 PM |

Community Survey

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|-----|-------------------|---------------------|
| 370 | Tourism | 10/22/2021 4:49 PM |
| 371 | Friendly | 10/22/2021 4:12 PM |
| 372 | Friendly | 10/22/2021 4:04 PM |
| 373 | safe | 10/22/2021 3:44 PM |
| 374 | School | 10/22/2021 3:41 PM |
| 375 | Beautiful | 10/22/2021 3:39 PM |
| 376 | Conscientious | 10/22/2021 1:59 PM |
| 377 | nice | 10/22/2021 1:57 PM |
| 378 | climate change | 10/22/2021 1:56 PM |
| 379 | Athletics | 10/22/2021 1:56 PM |
| 380 | Clean | 10/22/2021 1:55 PM |
| 381 | rollerblade park | 10/22/2021 1:54 PM |
| 382 | Enviroment | 10/22/2021 1:54 PM |
| 383 | clean | 10/22/2021 1:54 PM |
| 384 | Wildlife | 10/22/2021 1:53 PM |
| 385 | clean | 10/22/2021 1:51 PM |
| 386 | Beautiful | 10/22/2021 1:51 PM |
| 387 | Nice roads | 10/22/2021 1:51 PM |
| 388 | Ice | 10/22/2021 1:48 PM |
| 389 | Do | 10/22/2021 1:48 PM |
| 390 | Hopeful | 10/22/2021 1:47 PM |
| 391 | Parking | 10/22/2021 1:47 PM |
| 392 | preserved | 10/22/2021 1:47 PM |
| 393 | Active | 10/22/2021 1:47 PM |
| 394 | historical | 10/22/2021 1:46 PM |
| 395 | trash | 10/22/2021 1:45 PM |
| 396 | Dinning | 10/22/2021 1:41 PM |
| 397 | Nicely-put | 10/22/2021 1:41 PM |
| 398 | Chain restaurants | 10/22/2021 1:39 PM |
| 399 | N/A | 10/22/2021 1:38 PM |
| 400 | Arts | 10/22/2021 1:10 PM |
| 401 | rectreation | 10/22/2021 12:51 PM |
| 402 | Expand | 10/22/2021 12:50 PM |
| 403 | Clean | 10/22/2021 12:49 PM |
| 404 | More housing | 10/22/2021 12:49 PM |
| 405 | Money | 10/22/2021 12:47 PM |
| 406 | Sports complex | 10/22/2021 12:47 PM |
| 407 | Schooling | 10/22/2021 12:46 PM |

Community Survey

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|-----|----------------------------|---------------------|
| 408 | Economy | 10/22/2021 12:45 PM |
| 409 | Good | 10/22/2021 12:44 PM |
| 410 | safe | 10/22/2021 12:43 PM |
| 411 | Recycling | 10/22/2021 12:42 PM |
| 412 | schools | 10/22/2021 12:39 PM |
| 413 | dunkin doughnuts | 10/22/2021 12:39 PM |
| 414 | Fun | 10/22/2021 12:37 PM |
| 415 | more fun | 10/22/2021 12:35 PM |
| 416 | Fun | 10/22/2021 12:35 PM |
| 417 | More sidewalks | 10/22/2021 12:33 PM |
| 418 | busy | 10/22/2021 12:33 PM |
| 419 | Basketball court | 10/22/2021 12:33 PM |
| 420 | Good | 10/22/2021 12:04 PM |
| 421 | Climate | 10/22/2021 12:00 PM |
| 422 | compassionate | 10/22/2021 12:00 PM |
| 423 | Beach | 10/22/2021 11:58 AM |
| 424 | Chickfila | 10/22/2021 11:56 AM |
| 425 | more restaurants | 10/22/2021 11:53 AM |
| 426 | Eco friendly | 10/22/2021 11:51 AM |
| 427 | Eco Friendly | 10/22/2021 11:51 AM |
| 428 | idk | 10/22/2021 11:50 AM |
| 429 | More recreational space. | 10/22/2021 11:49 AM |
| 430 | Clean | 10/22/2021 11:46 AM |
| 431 | Active | 10/22/2021 11:46 AM |
| 432 | Accessibility | 10/22/2021 11:45 AM |
| 433 | Historic spaces | 10/22/2021 11:44 AM |
| 434 | fun | 10/22/2021 11:44 AM |
| 435 | historical | 10/22/2021 11:42 AM |
| 436 | Basketball | 10/22/2021 11:40 AM |
| 437 | chain restaurants | 10/22/2021 11:39 AM |
| 438 | Clean Water | 10/22/2021 11:36 AM |
| 439 | community | 10/22/2021 11:30 AM |
| 440 | Keep small town atmosphere | 10/22/2021 10:55 AM |
| 441 | Small town atmosphere | 10/22/2021 10:55 AM |
| 442 | Preserve | 10/22/2021 10:33 AM |
| 443 | Money | 10/22/2021 10:30 AM |
| 444 | Language learning places | 10/22/2021 10:30 AM |
| 445 | Nice | 10/22/2021 10:28 AM |

Community Survey

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|-----|-----------------------------------|---------------------|
| 446 | . | 10/22/2021 10:28 AM |
| 447 | Conserving | 10/22/2021 10:27 AM |
| 448 | parks | 10/22/2021 10:26 AM |
| 449 | Basketball | 10/22/2021 10:25 AM |
| 450 | to help fight back climate change | 10/22/2021 10:15 AM |
| 451 | Need basketball gym | 10/22/2021 9:44 AM |
| 452 | good | 10/22/2021 9:43 AM |
| 453 | trash | 10/22/2021 9:42 AM |
| 454 | beach | 10/22/2021 9:42 AM |
| 455 | community | 10/22/2021 9:42 AM |
| 456 | clean | 10/22/2021 9:39 AM |
| 457 | Wifi | 10/22/2021 9:38 AM |
| 458 | better wifi | 10/22/2021 9:38 AM |
| 459 | idk | 10/22/2021 9:38 AM |
| 460 | Recreation | 10/22/2021 9:37 AM |
| 461 | Athletics | 10/22/2021 9:37 AM |
| 462 | a b c | 10/22/2021 9:37 AM |
| 463 | Gyms/ Sports Accommodations | 10/22/2021 9:37 AM |
| 464 | historic values being kept | 10/22/2021 9:09 AM |
| 465 | Retain Tourist Town | 10/22/2021 7:16 AM |
| 466 | a | 10/22/2021 4:44 AM |
| 467 | Limited growth | 10/21/2021 10:15 PM |
| 468 | Expanding | 10/21/2021 9:42 PM |
| 469 | Preserved | 10/21/2021 9:31 PM |
| 470 | Peaceful | 10/21/2021 9:05 PM |
| 471 | Charm | 10/21/2021 8:16 PM |
| 472 | preservation | 10/21/2021 7:58 PM |
| 473 | Welcoming | 10/21/2021 7:47 PM |
| 474 | expand business | 10/21/2021 7:37 PM |
| 475 | a vital village center | 10/21/2021 7:15 PM |
| 476 | schools | 10/21/2021 7:09 PM |
| 477 | historic | 10/21/2021 6:03 PM |
| 478 | mixed housing for all ages | 10/21/2021 5:08 PM |
| 479 | Careful | 10/21/2021 5:01 PM |
| 480 | Worried | 10/21/2021 4:57 PM |
| 481 | Measured | 10/21/2021 4:34 PM |
| 482 | Affordable | 10/21/2021 4:25 PM |
| 483 | Equity | 10/21/2021 4:17 PM |

Community Survey

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|-----|---------------------------------------|---------------------|
| 484 | Greenway | 10/21/2021 3:44 PM |
| 485 | Keep our character | 10/21/2021 3:29 PM |
| 486 | quiet | 10/21/2021 3:17 PM |
| 487 | history | 10/21/2021 2:49 PM |
| 488 | Diverse/inclusive | 10/21/2021 2:31 PM |
| 489 | Diversity | 10/21/2021 1:56 PM |
| 490 | Sustainable | 10/21/2021 1:49 PM |
| 491 | historical | 10/21/2021 1:30 PM |
| 492 | economic development | 10/21/2021 12:55 PM |
| 493 | Historic beauty | 10/21/2021 12:50 PM |
| 494 | Conservation | 10/21/2021 12:48 PM |
| 495 | Welcoming | 10/21/2021 12:44 PM |
| 496 | Children | 10/21/2021 12:27 PM |
| 497 | Good Schools | 10/21/2021 12:26 PM |
| 498 | Conservation | 10/21/2021 12:15 PM |
| 499 | Na | 10/21/2021 12:11 PM |
| 500 | Needs consistent | 10/21/2021 12:10 PM |
| 501 | Safety | 10/21/2021 11:55 AM |
| 502 | Revitalize | 10/21/2021 11:43 AM |
| 503 | History | 10/21/2021 11:35 AM |
| 504 | Preservation | 10/21/2021 10:51 AM |
| 505 | respect: for nature/natural resources | 10/21/2021 10:22 AM |
| 506 | Community | 10/21/2021 9:27 AM |
| 507 | housing variety | 10/21/2021 8:48 AM |
| 508 | social | 10/21/2021 8:17 AM |
| 509 | Global warming | 10/21/2021 5:25 AM |
| 510 | Nature | 10/21/2021 4:42 AM |
| 511 | Diversity | 10/20/2021 10:05 PM |
| 512 | age friendly | 10/20/2021 9:35 PM |
| 513 | Maintenance | 10/20/2021 8:50 PM |
| 514 | Beautiful outdoor resources | 10/20/2021 7:19 PM |
| 515 | Safety | 10/20/2021 7:18 PM |
| 516 | Preserve | 10/20/2021 7:14 PM |
| 517 | Progressive | 10/20/2021 7:01 PM |
| 518 | Preservation | 10/20/2021 6:31 PM |
| 519 | Affordable | 10/20/2021 5:42 PM |
| 520 | Develop Center | 10/20/2021 5:42 PM |
| 521 | Keep it small family friendly | 10/20/2021 5:28 PM |

Community Survey

| | | |
|-----|--|---------------------|
| 522 | smart growth | 10/20/2021 5:04 PM |
| 523 | diversity and inclusion | 10/20/2021 5:04 PM |
| 524 | Preservation | 10/20/2021 4:04 PM |
| 525 | Beach and shore areas are of utmost importance | 10/20/2021 3:02 PM |
| 526 | Tourism | 10/20/2021 2:14 PM |
| 527 | Climate change considerations | 10/20/2021 1:45 PM |
| 528 | Inclusion | 10/20/2021 1:42 PM |
| 529 | Value | 10/20/2021 1:21 PM |
| 530 | Maintain | 10/20/2021 1:05 PM |
| 531 | Preservation | 10/20/2021 12:53 PM |
| 532 | History | 10/20/2021 11:24 AM |
| 533 | Renewed | 10/20/2021 11:16 AM |
| 534 | Force the improvement of Para's Pizza | 10/20/2021 10:54 AM |
| 535 | Conserve | 10/20/2021 10:47 AM |
| 536 | Preservation | 10/20/2021 10:07 AM |
| 537 | Stop | 10/20/2021 10:01 AM |
| 538 | breathe | 10/20/2021 9:21 AM |
| 539 | Family | 10/20/2021 9:11 AM |
| 540 | Historic Preservation | 10/20/2021 9:10 AM |
| 541 | Preserve | 10/20/2021 8:56 AM |
| 542 | beauty | 10/20/2021 8:48 AM |
| 543 | The way life should be | 10/19/2021 11:15 PM |
| 544 | Equality | 10/19/2021 11:08 PM |
| 545 | Conservation | 10/19/2021 10:31 PM |
| 546 | Communal | 10/19/2021 9:02 PM |
| 547 | Peaceful | 10/19/2021 8:27 PM |
| 548 | Intersectional | 10/19/2021 8:06 PM |
| 549 | Beautiful | 10/19/2021 7:29 PM |
| 550 | More affordable housing for single parents | 10/19/2021 7:12 PM |
| 551 | No growth | 10/19/2021 6:20 PM |
| 552 | Preservation | 10/19/2021 6:18 PM |
| 553 | A | 10/19/2021 5:41 PM |
| 554 | Cleanliness | 10/19/2021 5:15 PM |
| 555 | Year round Business in town | 10/19/2021 4:44 PM |
| 556 | Safe | 10/19/2021 4:41 PM |
| 557 | Don't change the character of the town. | 10/19/2021 4:18 PM |
| 558 | Peace | 10/19/2021 4:16 PM |
| 559 | welcoming | 10/19/2021 3:39 PM |

Community Survey

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|-----|--------------------------------|---------------------|
| 560 | Natural | 10/19/2021 3:18 PM |
| 561 | keep | 10/19/2021 2:54 PM |
| 562 | Generations can thrive | 10/19/2021 2:54 PM |
| 563 | Housing | 10/19/2021 1:53 PM |
| 564 | Naturally Beautiful | 10/19/2021 1:27 PM |
| 565 | Sustainable | 10/19/2021 1:19 PM |
| 566 | Diversity | 10/19/2021 1:00 PM |
| 567 | Sustainable | 10/19/2021 12:44 PM |
| 568 | Leave the beauty alone | 10/19/2021 12:43 PM |
| 569 | visitor friendly | 10/19/2021 12:42 PM |
| 570 | Pristine | 10/19/2021 12:22 PM |
| 571 | ADDRESS CLIMATE CHANGE! | 10/19/2021 11:54 AM |
| 572 | sustainability | 10/19/2021 11:38 AM |
| 573 | maintain natural resources | 10/19/2021 11:34 AM |
| 574 | Inclusive | 10/19/2021 11:31 AM |
| 575 | Historical | 10/19/2021 11:21 AM |
| 576 | Historic | 10/19/2021 11:17 AM |
| 577 | more affordable housing | 10/19/2021 11:04 AM |
| 578 | thoughtful | 10/19/2021 10:54 AM |
| 579 | Wellrun | 10/19/2021 10:19 AM |
| 580 | Growth | 10/19/2021 10:12 AM |
| 581 | Quality | 10/19/2021 9:57 AM |
| 582 | Old | 10/19/2021 9:44 AM |
| 583 | Diversity | 10/19/2021 9:40 AM |
| 584 | Sidewalks on a ridge road | 10/19/2021 9:25 AM |
| 585 | Family | 10/19/2021 9:11 AM |
| 586 | Vision: | 10/19/2021 8:40 AM |
| 587 | inclusive | 10/19/2021 8:17 AM |
| 588 | Historic | 10/19/2021 8:09 AM |
| 589 | residents first | 10/19/2021 7:55 AM |
| 590 | Budget | 10/19/2021 7:44 AM |
| 591 | Preserve | 10/19/2021 7:42 AM |
| 592 | Accessible | 10/19/2021 6:19 AM |
| 593 | History needs to be maintained | 10/19/2021 6:16 AM |
| 594 | Climate | 10/19/2021 5:51 AM |
| 595 | Sustainable | 10/19/2021 5:43 AM |
| 596 | Charming | 10/19/2021 4:20 AM |
| 597 | Preservation | 10/19/2021 1:01 AM |

Community Survey

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|-----|-------------------------------------|---------------------|
| 598 | Preserve | 10/18/2021 10:33 PM |
| 599 | Beauty | 10/18/2021 10:32 PM |
| 600 | Sustainable | 10/18/2021 9:43 PM |
| 601 | historic | 10/18/2021 9:41 PM |
| 602 | Solar farms. | 10/18/2021 9:05 PM |
| 603 | walkable | 10/18/2021 8:55 PM |
| 604 | character | 10/18/2021 8:42 PM |
| 605 | Multicultural | 10/18/2021 8:26 PM |
| 606 | Thoughtful | 10/18/2021 8:16 PM |
| 607 | Tradition | 10/18/2021 7:47 PM |
| 608 | Green | 10/18/2021 7:39 PM |
| 609 | Outdoors | 10/18/2021 7:11 PM |
| 610 | quant | 10/18/2021 7:04 PM |
| 611 | Climate Change | 10/18/2021 6:57 PM |
| 612 | Less spending | 10/18/2021 6:56 PM |
| 613 | small town environment | 10/18/2021 6:44 PM |
| 614 | Charm | 10/18/2021 6:27 PM |
| 615 | Creat more business opportunities | 10/18/2021 6:22 PM |
| 616 | Tourism | 10/18/2021 6:08 PM |
| 617 | Family, town charm, history of area | 10/18/2021 6:05 PM |
| 618 | enjoyment | 10/18/2021 5:36 PM |
| 619 | Quality | 10/18/2021 5:36 PM |
| 620 | Growth | 10/18/2021 5:16 PM |
| 621 | Preservation | 10/18/2021 5:15 PM |
| 622 | Friendly | 10/18/2021 5:07 PM |
| 623 | History | 10/18/2021 4:53 PM |
| 624 | Keep small town character | 10/18/2021 4:41 PM |
| 625 | beach | 10/18/2021 4:40 PM |
| 626 | Lower | 10/18/2021 4:28 PM |
| 627 | Climate change | 10/18/2021 3:54 PM |
| 628 | careful | 10/18/2021 3:28 PM |
| 629 | natural beauty | 10/18/2021 3:24 PM |
| 630 | Fun | 10/18/2021 2:58 PM |
| 631 | Community | 10/18/2021 2:46 PM |
| 632 | Commercial growth | 10/18/2021 2:45 PM |
| 633 | Drop Village redevelopment | 10/18/2021 2:35 PM |
| 634 | Nature | 10/18/2021 1:57 PM |
| 635 | Bike and sidewalks | 10/18/2021 1:50 PM |

Community Survey

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|-----|------------------------------------|---------------------|
| 636 | Community | 10/18/2021 1:28 PM |
| 637 | Progressive | 10/18/2021 1:21 PM |
| 638 | quaint | 10/18/2021 1:10 PM |
| 639 | Sharing | 10/18/2021 12:31 PM |
| 640 | Home | 10/18/2021 11:58 AM |
| 641 | Sidewalks | 10/18/2021 11:55 AM |
| 642 | Keep out chain/franchises | 10/18/2021 11:43 AM |
| 643 | pool | 10/18/2021 11:37 AM |
| 644 | Rural | 10/18/2021 11:36 AM |
| 645 | Preservation | 10/18/2021 11:24 AM |
| 646 | accepting | 10/18/2021 11:20 AM |
| 647 | Community-character | 10/18/2021 11:03 AM |
| 648 | quality | 10/18/2021 10:56 AM |
| 649 | Excellence | 10/18/2021 10:38 AM |
| 650 | Safe | 10/18/2021 10:20 AM |
| 651 | Beach | 10/18/2021 10:03 AM |
| 652 | Welcoming | 10/18/2021 9:30 AM |
| 653 | Community | 10/18/2021 9:27 AM |
| 654 | Sustainability | 10/18/2021 9:27 AM |
| 655 | Preserve | 10/18/2021 9:26 AM |
| 656 | A | 10/18/2021 9:24 AM |
| 657 | Independent | 10/18/2021 9:20 AM |
| 658 | Protection | 10/18/2021 9:10 AM |
| 659 | Maintaining a family oriented area | 10/18/2021 9:10 AM |
| 660 | historic | 10/18/2021 9:00 AM |
| 661 | stability | 10/18/2021 8:55 AM |
| 662 | Maintain | 10/18/2021 8:54 AM |
| 663 | Not commercial | 10/18/2021 8:40 AM |
| 664 | Environment | 10/18/2021 8:06 AM |
| 665 | conservation | 10/18/2021 8:02 AM |
| 666 | Accessibilty | 10/18/2021 7:51 AM |
| 667 | Look outside the box when thinking | 10/18/2021 6:53 AM |
| 668 | affordable | 10/18/2021 6:46 AM |
| 669 | Affordable | 10/18/2021 12:55 AM |
| 670 | Inclusive | 10/18/2021 12:12 AM |
| 671 | Family | 10/17/2021 9:14 PM |
| 672 | small community | 10/17/2021 9:14 PM |
| 673 | History | 10/17/2021 8:47 PM |

Community Survey

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|-----|--|--------------------|
| 674 | Environmentally sustainable | 10/17/2021 8:45 PM |
| 675 | Open-mindedness | 10/17/2021 8:40 PM |
| 676 | History | 10/17/2021 8:36 PM |
| 677 | Destination | 10/17/2021 8:36 PM |
| 678 | Welcoming | 10/17/2021 8:34 PM |
| 679 | Diversity | 10/17/2021 8:33 PM |
| 680 | Community | 10/17/2021 8:12 PM |
| 681 | Thoughtful | 10/17/2021 7:48 PM |
| 682 | Co-created | 10/17/2021 7:44 PM |
| 683 | Best in class school system | 10/17/2021 7:40 PM |
| 684 | Less money for schools, make parents subsidize | 10/17/2021 6:46 PM |
| 685 | Maintain nature and beauty | 10/17/2021 6:40 PM |
| 686 | Opportunities | 10/17/2021 6:35 PM |
| 687 | Chain Restaurants | 10/17/2021 6:29 PM |
| 688 | Growth | 10/17/2021 6:20 PM |
| 689 | clean | 10/17/2021 5:59 PM |
| 690 | diverse | 10/17/2021 5:52 PM |
| 691 | diversity of population | 10/17/2021 5:51 PM |
| 692 | stop | 10/17/2021 5:45 PM |
| 693 | Great schools | 10/17/2021 5:32 PM |
| 694 | Conservation | 10/17/2021 5:31 PM |
| 695 | Conservation | 10/17/2021 5:25 PM |
| 696 | Clean | 10/17/2021 5:23 PM |
| 697 | Enronment | 10/17/2021 4:51 PM |
| 698 | Affordable housing | 10/17/2021 4:50 PM |
| 699 | Peaceful | 10/17/2021 4:37 PM |
| 700 | Inclusive | 10/17/2021 4:23 PM |
| 701 | Traditional | 10/17/2021 3:58 PM |
| 702 | Rural | 10/17/2021 3:50 PM |
| 703 | Character | 10/17/2021 3:39 PM |
| 704 | Historic buildings preserved | 10/17/2021 3:36 PM |
| 705 | natural | 10/17/2021 3:26 PM |
| 706 | inclusive | 10/17/2021 3:20 PM |
| 707 | Keeping it a sleepy town | 10/17/2021 3:19 PM |
| 708 | Limited development | 10/17/2021 3:19 PM |
| 709 | beaches | 10/17/2021 3:19 PM |
| 710 | sustainable | 10/17/2021 3:16 PM |
| 711 | Good | 10/17/2021 3:05 PM |

Community Survey

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|-----|--|---------------------|
| 712 | Space | 10/17/2021 3:03 PM |
| 713 | Beauty | 10/17/2021 3:03 PM |
| 714 | Preservation | 10/17/2021 2:57 PM |
| 715 | resilient | 10/17/2021 2:43 PM |
| 716 | Welcoming Community spirit | 10/17/2021 2:32 PM |
| 717 | Ecological | 10/17/2021 2:20 PM |
| 718 | aaaaaa | 10/17/2021 2:17 PM |
| 719 | Historical | 10/17/2021 2:15 PM |
| 720 | Inclusiveness | 10/17/2021 1:55 PM |
| 721 | presevation - maintaining town's character | 10/17/2021 1:47 PM |
| 722 | Future oriented | 10/17/2021 1:30 PM |
| 723 | More | 10/17/2021 1:27 PM |
| 724 | Growth - No further growth | 10/17/2021 1:27 PM |
| 725 | tourism | 10/17/2021 12:54 PM |
| 726 | Practical | 10/17/2021 12:23 PM |
| 727 | Friendly | 10/17/2021 12:21 PM |
| 728 | more walking trails | 10/17/2021 12:17 PM |
| 729 | Inclusive | 10/17/2021 12:15 PM |
| 730 | Natural | 10/17/2021 12:02 PM |
| 731 | Environment | 10/17/2021 11:58 AM |
| 732 | Less tourists | 10/17/2021 11:45 AM |
| 733 | Affordable housing | 10/17/2021 11:43 AM |
| 734 | Viable | 10/17/2021 11:23 AM |
| 735 | climate change initiatives | 10/17/2021 11:07 AM |
| 736 | Affordable | 10/17/2021 10:57 AM |
| 737 | Stability | 10/17/2021 10:51 AM |
| 738 | Education | 10/17/2021 10:32 AM |
| 739 | Maintain the town's character | 10/17/2021 10:31 AM |
| 740 | Community | 10/17/2021 10:29 AM |
| 741 | Inclusivity | 10/17/2021 10:24 AM |
| 742 | Inclusive | 10/17/2021 10:21 AM |
| 743 | small community and would like it to stay that way | 10/17/2021 10:18 AM |
| 744 | Charm | 10/17/2021 10:10 AM |
| 745 | Community | 10/17/2021 10:03 AM |
| 746 | caring | 10/17/2021 9:39 AM |
| 747 | Relaxing | 10/17/2021 9:20 AM |
| 748 | Preserve, protect and maintain | 10/17/2021 8:37 AM |
| 749 | sustainable | 10/17/2021 8:35 AM |

Community Survey

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| 750 | safety | 10/17/2021 8:15 AM |
| 751 | Nature | 10/17/2021 8:15 AM |
| 752 | Recreation | 10/17/2021 8:05 AM |
| 753 | N/a | 10/17/2021 7:54 AM |
| 754 | Active aging | 10/17/2021 7:42 AM |
| 755 | Inclusive | 10/17/2021 7:23 AM |
| 756 | Recreation is critical | 10/17/2021 7:15 AM |
| 757 | leader | 10/17/2021 6:21 AM |
| 758 | Maintain beaches | 10/17/2021 3:09 AM |
| 759 | Conservation | 10/17/2021 1:57 AM |
| 760 | Seasonal issues | 10/17/2021 12:55 AM |
| 761 | History | 10/16/2021 11:44 PM |
| 762 | Protect | 10/16/2021 11:12 PM |
| 763 | Home | 10/16/2021 10:24 PM |
| 764 | stability | 10/16/2021 10:23 PM |
| 765 | Conservation | 10/16/2021 9:24 PM |
| 766 | Environmental | 10/16/2021 9:14 PM |
| 767 | Inclusion | 10/16/2021 9:01 PM |
| 768 | better code enforcement | 10/16/2021 8:44 PM |
| 769 | Charm | 10/16/2021 8:43 PM |
| 770 | Mixed income housing | 10/16/2021 8:08 PM |
| 771 | Enforce the IECC 2015 code | 10/16/2021 8:01 PM |
| 772 | Maintain natural resources | 10/16/2021 7:52 PM |
| 773 | Schools | 10/16/2021 7:43 PM |
| 774 | Preserve | 10/16/2021 7:29 PM |
| 775 | safety | 10/16/2021 6:56 PM |
| 776 | Inclusive | 10/16/2021 6:49 PM |
| 777 | No racism | 10/16/2021 6:46 PM |
| 778 | quiet | 10/16/2021 6:24 PM |
| 779 | lower r/e taxes | 10/16/2021 6:18 PM |
| 780 | Family friendly | 10/16/2021 6:08 PM |
| 781 | Access | 10/16/2021 6:07 PM |
| 782 | Safety | 10/16/2021 6:05 PM |
| 783 | education | 10/16/2021 5:51 PM |
| 784 | Conservative | 10/16/2021 5:51 PM |
| 785 | Recreation | 10/16/2021 5:38 PM |
| 786 | Comfort | 10/16/2021 5:37 PM |
| 787 | Sustainable | 10/16/2021 4:40 PM |

Community Survey

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|-----|---|---------------------|
| 788 | lawful | 10/16/2021 4:31 PM |
| 789 | Quality | 10/16/2021 4:31 PM |
| 790 | Climate change preparation | 10/16/2021 4:30 PM |
| 791 | Year Round Destination | 10/16/2021 4:30 PM |
| 792 | Accountability | 10/16/2021 4:22 PM |
| 793 | Fairness for property owners | 10/16/2021 4:18 PM |
| 794 | Stability | 10/16/2021 4:14 PM |
| 795 | Stop development | 10/16/2021 4:13 PM |
| 796 | Sustainability | 10/16/2021 4:00 PM |
| 797 | sustainable | 10/16/2021 3:40 PM |
| 798 | Preserve Natural Resources | 10/16/2021 3:35 PM |
| 799 | Preservation | 10/16/2021 3:21 PM |
| 800 | Exclusive | 10/16/2021 3:16 PM |
| 801 | Village feel | 10/16/2021 2:55 PM |
| 802 | Safe | 10/16/2021 11:20 AM |
| 803 | beautiful & safe place to live & raise family | 10/16/2021 11:18 AM |
| 804 | Respect | 10/16/2021 11:05 AM |
| 805 | Family | 10/16/2021 10:43 AM |
| 806 | Land Conservation | 10/16/2021 10:33 AM |
| 807 | community | 10/16/2021 10:28 AM |
| 808 | Foresight | 10/16/2021 10:27 AM |
| 809 | Families | 10/16/2021 10:18 AM |
| 810 | Clean environment | 10/16/2021 10:17 AM |
| 811 | recreation | 10/16/2021 10:14 AM |
| 812 | Community | 10/16/2021 9:56 AM |
| 813 | Affordable | 10/16/2021 9:53 AM |
| 814 | Historic | 10/16/2021 9:51 AM |
| 815 | Small town atmosphere | 10/16/2021 9:46 AM |
| 816 | Controlled growth | 10/16/2021 9:38 AM |
| 817 | Small | 10/16/2021 9:36 AM |
| 818 | Safe | 10/16/2021 9:23 AM |
| 819 | Peaceful | 10/16/2021 9:22 AM |
| 820 | The York beach downtown needs to be updated | 10/16/2021 9:22 AM |
| 821 | Preservation | 10/16/2021 9:22 AM |
| 822 | Dumb question | 10/16/2021 9:12 AM |
| 823 | governance | 10/16/2021 9:12 AM |
| 824 | Cautious | 10/16/2021 9:05 AM |
| 825 | Protecting | 10/16/2021 9:04 AM |

Community Survey

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| 826 | Continuity | 10/16/2021 8:53 AM |
| 827 | Sustainability | 10/16/2021 8:51 AM |
| 828 | Nature | 10/16/2021 8:48 AM |
| 829 | Inclusive | 10/16/2021 8:46 AM |
| 830 | Inviting | 10/16/2021 8:45 AM |
| 831 | Charming | 10/16/2021 8:40 AM |
| 832 | Character | 10/16/2021 8:37 AM |
| 833 | housing | 10/16/2021 8:26 AM |
| 834 | sustainable | 10/16/2021 8:17 AM |
| 835 | Not to over develope | 10/16/2021 7:56 AM |
| 836 | welcoming | 10/16/2021 7:50 AM |
| 837 | Preservation of history | 10/16/2021 7:39 AM |
| 838 | Sustainability | 10/16/2021 7:26 AM |
| 839 | Community | 10/16/2021 12:17 AM |
| 840 | Growth | 10/15/2021 11:07 PM |
| 841 | connected | 10/15/2021 10:50 PM |
| 842 | Recreation | 10/15/2021 10:34 PM |
| 843 | preserve | 10/15/2021 10:20 PM |
| 844 | Year round | 10/15/2021 9:40 PM |
| 845 | Resident focused | 10/15/2021 9:36 PM |
| 846 | Quality | 10/15/2021 9:24 PM |
| 847 | Vitalized | 10/15/2021 9:02 PM |
| 848 | History | 10/15/2021 8:56 PM |
| 849 | Grow as fully as demand requires | 10/15/2021 8:49 PM |
| 850 | Clean | 10/15/2021 8:47 PM |
| 851 | More sidewalks | 10/15/2021 8:35 PM |
| 852 | really | 10/15/2021 8:26 PM |
| 853 | Hockey rink | 10/15/2021 8:07 PM |
| 854 | Remember the old people | 10/15/2021 8:05 PM |
| 855 | safety | 10/15/2021 7:56 PM |
| 856 | Minimal growth | 10/15/2021 7:47 PM |
| 857 | Pedestrian-friendly | 10/15/2021 7:39 PM |
| 858 | ManagedGrowth | 10/15/2021 7:39 PM |
| 859 | equitable treatment for all residents | 10/15/2021 7:35 PM |
| 860 | Community | 10/15/2021 7:32 PM |
| 861 | Conservation | 10/15/2021 7:14 PM |
| 862 | Freedom | 10/15/2021 7:14 PM |
| 863 | Road safety | 10/15/2021 7:13 PM |

Community Survey

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|-----|---|--------------------|
| 864 | smart development | 10/15/2021 7:13 PM |
| 865 | Clean | 10/15/2021 7:12 PM |
| 866 | Conservative | 10/15/2021 7:00 PM |
| 867 | Community | 10/15/2021 6:59 PM |
| 868 | Rural | 10/15/2021 6:50 PM |
| 869 | Question | 10/15/2021 6:34 PM |
| 870 | Affordable | 10/15/2021 6:31 PM |
| 871 | Keep it's charm | 10/15/2021 6:26 PM |
| 872 | responsible | 10/15/2021 6:23 PM |
| 873 | Narrowerroads | 10/15/2021 6:22 PM |
| 874 | Character | 10/15/2021 6:06 PM |
| 875 | Heritage | 10/15/2021 5:56 PM |
| 876 | Sustainability | 10/15/2021 5:54 PM |
| 877 | Maintain character | 10/15/2021 5:24 PM |
| 878 | Economically and socially vibrant | 10/15/2021 5:21 PM |
| 879 | Protect | 10/15/2021 5:18 PM |
| 880 | history | 10/15/2021 5:15 PM |
| 881 | Non-political | 10/15/2021 5:11 PM |
| 882 | Quaint | 10/15/2021 5:11 PM |
| 883 | Tourists | 10/15/2021 5:08 PM |
| 884 | Community | 10/15/2021 5:02 PM |
| 885 | Keep it a small town with oceans and mountains. | 10/15/2021 5:02 PM |
| 886 | conservation | 10/15/2021 4:58 PM |
| 887 | Peaceful | 10/15/2021 4:57 PM |
| 888 | natural | 10/15/2021 4:52 PM |
| 889 | Community | 10/15/2021 4:39 PM |
| 890 | Sat | 10/15/2021 4:38 PM |
| 891 | Clean | 10/15/2021 4:28 PM |
| 892 | Fair housing standards | 10/15/2021 4:26 PM |
| 893 | satisfactory | 10/15/2021 4:23 PM |
| 894 | beach | 10/15/2021 4:22 PM |
| 895 | Will | 10/15/2021 4:22 PM |
| 896 | QualityOfLife | 10/15/2021 4:12 PM |
| 897 | continuity | 10/15/2021 4:11 PM |
| 898 | No | 10/15/2021 4:07 PM |
| 899 | Responsibility | 10/15/2021 3:59 PM |
| 900 | Progressive | 10/15/2021 3:50 PM |
| 901 | integrity | 10/15/2021 3:45 PM |

Community Survey

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|-----|---|---------------------|
| 902 | Keep the history of York Alive | 10/15/2021 3:42 PM |
| 903 | non-Marxist | 10/15/2021 3:40 PM |
| 904 | Content | 10/15/2021 3:35 PM |
| 905 | Keep small town atmosphere | 10/15/2021 3:18 PM |
| 906 | Sustainability | 10/15/2021 3:17 PM |
| 907 | Focus on water pollution | 10/15/2021 3:02 PM |
| 908 | caring | 10/15/2021 3:01 PM |
| 909 | Paved Roads | 10/15/2021 2:49 PM |
| 910 | Clean | 10/15/2021 2:47 PM |
| 911 | Vibrant | 10/15/2021 2:36 PM |
| 912 | Aggressive | 10/15/2021 2:24 PM |
| 913 | environment | 10/15/2021 2:13 PM |
| 914 | Conservative | 10/15/2021 2:12 PM |
| 915 | No | 10/15/2021 2:11 PM |
| 916 | Access | 10/15/2021 2:05 PM |
| 917 | Creative | 10/15/2021 2:03 PM |
| 918 | Broadband | 10/15/2021 1:57 PM |
| 919 | Destination | 10/15/2021 1:52 PM |
| 920 | less development in York | 10/15/2021 1:39 PM |
| 921 | Growth ordinance...controlled growth | 10/15/2021 1:27 PM |
| 922 | Less central planning is best. | 10/15/2021 1:15 PM |
| 923 | Historic preservation | 10/15/2021 1:01 PM |
| 924 | Community | 10/15/2021 12:58 PM |
| 925 | No | 10/15/2021 12:57 PM |
| 926 | D.O.T. needs better management | 10/15/2021 12:54 PM |
| 927 | Housing rentals need to be policed more | 10/15/2021 12:51 PM |
| 928 | Small Maine town | 10/15/2021 12:45 PM |
| 929 | Climate concerns | 10/15/2021 12:38 PM |
| 930 | Sunny | 10/15/2021 12:34 PM |
| 931 | Transparency | 10/15/2021 12:29 PM |
| 932 | Value History | 10/15/2021 12:28 PM |
| 933 | all | 10/15/2021 12:18 PM |
| 934 | freedom | 10/15/2021 12:13 PM |
| 935 | Socioeconomically diverse | 10/15/2021 12:11 PM |
| 936 | Business | 10/15/2021 12:08 PM |
| 937 | Historic. Very important. | 10/15/2021 12:03 PM |
| 938 | Small | 10/15/2021 12:02 PM |
| 939 | Caring | 10/15/2021 11:59 AM |

Community Survey

| 940 | FOCUSONHISTORY | 10/15/2021 11:40 AM |
|-----|--|---------------------|
| 941 | Freedom | 10/15/2021 11:09 AM |
| 942 | Conservation | 10/15/2021 10:52 AM |
| 943 | Beach | 10/15/2021 10:32 AM |
| 944 | I | 10/15/2021 9:06 AM |
| 945 | Peaceful | 10/15/2021 8:48 AM |
| 946 | SCHOOLRANKING | 10/15/2021 8:20 AM |
| 947 | responsible | 10/15/2021 7:52 AM |
| 948 | Beauty | 10/15/2021 7:45 AM |
| 949 | Community | 10/15/2021 7:21 AM |
| 950 | Youth | 10/14/2021 6:52 PM |
| # | WORD 2 (LIMIT 50 CHARACTERS) | DATE |
| 1 | Climate-ready | 11/1/2021 2:32 PM |
| 2 | Walking-access | 11/1/2021 2:31 PM |
| 3 | cozy | 11/1/2021 1:53 PM |
| 4 | As | 11/1/2021 1:12 PM |
| 5 | Protect | 11/1/2021 12:38 PM |
| 6 | Beautiful beaches | 11/1/2021 10:37 AM |
| 7 | Safety | 11/1/2021 5:43 AM |
| 8 | retain character | 11/1/2021 2:00 AM |
| 9 | Friendliness | 11/1/2021 12:10 AM |
| 10 | Recreation access | 10/31/2021 11:41 PM |
| 11 | Resilient | 10/31/2021 10:30 PM |
| 12 | Convenient | 10/31/2021 10:23 PM |
| 13 | conservation | 10/31/2021 10:13 PM |
| 14 | Welcoming | 10/31/2021 9:59 PM |
| 15 | Green | 10/31/2021 8:59 PM |
| 16 | Sustainable | 10/31/2021 8:55 PM |
| 17 | Complicated | 10/31/2021 8:55 PM |
| 18 | Resilience | 10/31/2021 8:46 PM |
| 19 | maintain historic character and zoning | 10/31/2021 8:26 PM |
| 20 | internet | 10/31/2021 8:24 PM |
| 21 | Character | 10/31/2021 8:16 PM |
| 22 | Revive growth ordinance | 10/31/2021 8:13 PM |
| 23 | Balanced | 10/31/2021 7:36 PM |
| 24 | Peace | 10/31/2021 7:33 PM |
| 25 | Sustainably | 10/31/2021 7:24 PM |
| 26 | Beauty | 10/31/2021 6:14 PM |

Community Survey

| | | |
|----|---|---------------------|
| 27 | Town | 10/31/2021 6:05 PM |
| 28 | stop takining land for non tax use | 10/31/2021 5:55 PM |
| 29 | Forests | 10/31/2021 5:49 PM |
| 30 | Enabling | 10/31/2021 5:44 PM |
| 31 | Clean water and beaches | 10/31/2021 5:22 PM |
| 32 | lessen taxes | 10/31/2021 4:58 PM |
| 33 | recreation | 10/31/2021 3:41 PM |
| 34 | Public safety | 10/31/2021 3:39 PM |
| 35 | Climate change awareness/action | 10/31/2021 3:31 PM |
| 36 | Stewardship | 10/31/2021 3:18 PM |
| 37 | Present | 10/31/2021 2:34 PM |
| 38 | Home | 10/31/2021 2:24 PM |
| 39 | Natural beauty preservation | 10/31/2021 2:05 PM |
| 40 | Resources | 10/31/2021 1:57 PM |
| 41 | countryside preserved | 10/31/2021 12:15 PM |
| 42 | small community | 10/31/2021 11:58 AM |
| 43 | Safe | 10/31/2021 11:57 AM |
| 44 | Conservation | 10/31/2021 11:42 AM |
| 45 | Beaches always taking care of | 10/31/2021 11:17 AM |
| 46 | environment | 10/31/2021 10:37 AM |
| 47 | historic preservation | 10/31/2021 10:23 AM |
| 48 | recreational | 10/31/2021 10:22 AM |
| 49 | Equity | 10/31/2021 10:19 AM |
| 50 | Privacy | 10/31/2021 10:09 AM |
| 51 | Privacy | 10/31/2021 10:09 AM |
| 52 | Environment | 10/31/2021 10:02 AM |
| 53 | History | 10/31/2021 9:43 AM |
| 54 | Connected - improve pub. trans. and cable options | 10/31/2021 9:17 AM |
| 55 | clean | 10/31/2021 9:12 AM |
| 56 | professional town management | 10/31/2021 7:38 AM |
| 57 | Beautiful land and historic attributes protected | 10/31/2021 7:23 AM |
| 58 | safety | 10/31/2021 4:58 AM |
| 59 | Conservative | 10/31/2021 4:09 AM |
| 60 | Acceptance | 10/30/2021 11:09 PM |
| 61 | Fishing | 10/30/2021 10:50 PM |
| 62 | Conservation | 10/30/2021 10:49 PM |
| 63 | Recreation | 10/30/2021 8:55 PM |
| 64 | Growth | 10/30/2021 8:51 PM |

Community Survey

| | | |
|-----|-----------------------------------|---------------------|
| 65 | Growth | 10/30/2021 8:50 PM |
| 66 | Affordability | 10/30/2021 8:22 PM |
| 67 | Community | 10/30/2021 8:16 PM |
| 68 | creating space for the youth | 10/30/2021 8:06 PM |
| 69 | Respect wildlife | 10/30/2021 7:56 PM |
| 70 | Preserved | 10/30/2021 6:16 PM |
| 71 | Residents | 10/30/2021 5:59 PM |
| 72 | Managed growth | 10/30/2021 5:50 PM |
| 73 | community | 10/30/2021 5:48 PM |
| 74 | community-oriented | 10/30/2021 5:44 PM |
| 75 | improve | 10/30/2021 5:31 PM |
| 76 | Conserve | 10/30/2021 5:18 PM |
| 77 | Conservation | 10/30/2021 5:11 PM |
| 78 | Tasteful | 10/30/2021 4:47 PM |
| 79 | nature | 10/30/2021 4:46 PM |
| 80 | York | 10/30/2021 4:41 PM |
| 81 | Small | 10/30/2021 4:24 PM |
| 82 | beaches | 10/30/2021 4:04 PM |
| 83 | Resource | 10/30/2021 3:59 PM |
| 84 | More green energy | 10/30/2021 3:46 PM |
| 85 | Housing | 10/30/2021 3:38 PM |
| 86 | Develop our downtown village area | 10/30/2021 3:30 PM |
| 87 | Dining | 10/30/2021 3:26 PM |
| 88 | clean | 10/30/2021 3:22 PM |
| 89 | Balanced | 10/30/2021 3:09 PM |
| 90 | Combine Fire Depts | 10/30/2021 2:49 PM |
| 91 | seniors | 10/30/2021 2:39 PM |
| 92 | preserve | 10/30/2021 2:35 PM |
| 93 | undeveloped | 10/30/2021 2:32 PM |
| 94 | Clean | 10/30/2021 2:25 PM |
| 95 | Keep lot sizes large | 10/30/2021 2:22 PM |
| 96 | Recreational | 10/30/2021 2:19 PM |
| 97 | Heritage | 10/30/2021 1:02 PM |
| 98 | Traditional | 10/30/2021 12:32 PM |
| 99 | progressive | 10/30/2021 12:27 PM |
| 100 | Welcoming | 10/30/2021 12:24 PM |
| 101 | Greedy | 10/30/2021 11:53 AM |
| 102 | Keep York special & unique | 10/30/2021 11:45 AM |

Community Survey

| | | |
|-----|---|---------------------|
| 103 | Safety | 10/30/2021 11:30 AM |
| 104 | caring | 10/30/2021 11:26 AM |
| 105 | Nature preservation | 10/30/2021 11:14 AM |
| 106 | Development | 10/30/2021 11:14 AM |
| 107 | Villages | 10/30/2021 11:02 AM |
| 108 | Progressive | 10/30/2021 10:55 AM |
| 109 | More affordability in housing | 10/30/2021 10:51 AM |
| 110 | Transportation | 10/30/2021 10:51 AM |
| 111 | Civility | 10/30/2021 10:42 AM |
| 112 | Swimming pool | 10/30/2021 10:36 AM |
| 113 | practicality | 10/30/2021 10:22 AM |
| 114 | Beautiful | 10/30/2021 10:22 AM |
| 115 | environment | 10/30/2021 10:18 AM |
| 116 | community | 10/30/2021 10:04 AM |
| 117 | safe | 10/30/2021 10:02 AM |
| 118 | Tolerant | 10/30/2021 10:01 AM |
| 119 | Efficiency | 10/30/2021 9:32 AM |
| 120 | family friendly, local community RECREATION | 10/30/2021 9:30 AM |
| 121 | culture | 10/30/2021 9:02 AM |
| 122 | Families | 10/30/2021 8:53 AM |
| 123 | corrective | 10/30/2021 8:33 AM |
| 124 | to | 10/30/2021 8:12 AM |
| 125 | Inclusive | 10/30/2021 8:06 AM |
| 126 | Community | 10/30/2021 7:44 AM |
| 127 | Family | 10/30/2021 7:11 AM |
| 128 | Of | 10/30/2021 7:03 AM |
| 129 | Unique | 10/30/2021 5:39 AM |
| 130 | History | 10/29/2021 11:37 PM |
| 131 | It | 10/29/2021 10:04 PM |
| 132 | Inclusive | 10/29/2021 9:50 PM |
| 133 | clean | 10/29/2021 9:14 PM |
| 134 | Efficiency | 10/29/2021 9:01 PM |
| 135 | welcoming | 10/29/2021 8:42 PM |
| 136 | Share space/services | 10/29/2021 8:24 PM |
| 137 | Healthy | 10/29/2021 8:16 PM |
| 138 | Affordable | 10/29/2021 8:15 PM |
| 139 | Community | 10/29/2021 8:00 PM |
| 140 | climate | 10/29/2021 7:50 PM |

Community Survey

| | | |
|-----|---|---------------------|
| 141 | conservation | 10/29/2021 7:50 PM |
| 142 | Acceptance | 10/29/2021 7:32 PM |
| 143 | Peacefulness | 10/29/2021 7:21 PM |
| 144 | Excellence | 10/29/2021 7:14 PM |
| 145 | More kindness | 10/29/2021 7:03 PM |
| 146 | Protected | 10/29/2021 6:45 PM |
| 147 | History | 10/29/2021 6:43 PM |
| 148 | Thoughtful | 10/29/2021 6:23 PM |
| 149 | Clean | 10/29/2021 6:14 PM |
| 150 | Recreation | 10/29/2021 6:11 PM |
| 151 | SCHOOLRANKING | 10/29/2021 5:48 PM |
| 152 | Nature | 10/29/2021 5:38 PM |
| 153 | walkable | 10/29/2021 5:20 PM |
| 154 | Safety | 10/29/2021 5:13 PM |
| 155 | Change | 10/29/2021 4:05 PM |
| 156 | affordable | 10/29/2021 2:49 PM |
| 157 | slowdown | 10/29/2021 2:42 PM |
| 158 | fitness activity center for 60+ seniors | 10/29/2021 2:20 PM |
| 159 | Water: don't pollute it | 10/29/2021 2:16 PM |
| 160 | Climate Mitigation | 10/29/2021 2:08 PM |
| 161 | blank | 10/29/2021 2:04 PM |
| 162 | Wildlife | 10/29/2021 1:56 PM |
| 163 | Opportunity | 10/29/2021 1:55 PM |
| 164 | Safety | 10/29/2021 1:55 PM |
| 165 | Availability | 10/29/2021 1:41 PM |
| 166 | Left blank | 10/29/2021 1:23 PM |
| 167 | Correct Retail | 10/29/2021 1:15 PM |
| 168 | Security | 10/29/2021 1:08 PM |
| 169 | Open Space | 10/29/2021 12:21 PM |
| 170 | Restorative | 10/29/2021 12:00 PM |
| 171 | Woodlands | 10/29/2021 11:56 AM |
| 172 | York | 10/29/2021 11:55 AM |
| 173 | Housing available for all income levels | 10/29/2021 11:51 AM |
| 174 | Independence | 10/29/2021 11:39 AM |
| 175 | Safety | 10/29/2021 11:28 AM |
| 176 | Charming | 10/29/2021 11:21 AM |
| 177 | Safety | 10/29/2021 10:52 AM |
| 178 | Welcoming | 10/29/2021 10:31 AM |

Community Survey

| | | |
|-----|--|---------------------|
| 179 | Prepare for climate change | 10/29/2021 10:27 AM |
| 180 | Opportunity for low and middle income families | 10/29/2021 9:46 AM |
| 181 | Summer congestion fix | 10/29/2021 9:38 AM |
| 182 | Safety | 10/29/2021 8:13 AM |
| 183 | Clean energy | 10/29/2021 8:07 AM |
| 184 | Picturesque (quaint) | 10/29/2021 12:03 AM |
| 185 | architecture design for route 1 corridor | 10/28/2021 11:47 PM |
| 186 | Inclusion | 10/28/2021 10:28 PM |
| 187 | Happiness | 10/28/2021 10:02 PM |
| 188 | resources | 10/28/2021 9:51 PM |
| 189 | Maintain Small Town Feel | 10/28/2021 7:39 PM |
| 190 | Environment | 10/28/2021 5:46 PM |
| 191 | Minimize new housing approvals | 10/28/2021 5:07 PM |
| 192 | Sustainable | 10/28/2021 4:50 PM |
| 193 | Limited growth | 10/28/2021 3:40 PM |
| 194 | Sidewalks along Route 1 | 10/28/2021 2:40 PM |
| 195 | Quaint | 10/28/2021 2:04 PM |
| 196 | Historic | 10/28/2021 1:53 PM |
| 197 | Quiet | 10/28/2021 12:34 PM |
| 198 | Health | 10/28/2021 12:15 PM |
| 199 | Limit | 10/28/2021 12:04 PM |
| 200 | Community | 10/28/2021 11:25 AM |
| 201 | capable | 10/28/2021 11:21 AM |
| 202 | Preserving Yorks integrity | 10/28/2021 11:03 AM |
| 203 | inclusivity | 10/28/2021 10:58 AM |
| 204 | Beach | 10/28/2021 10:34 AM |
| 205 | SUSTAINABILITY | 10/28/2021 10:20 AM |
| 206 | History | 10/28/2021 10:17 AM |
| 207 | Quiet Town | 10/28/2021 10:10 AM |
| 208 | Sustainability | 10/28/2021 9:55 AM |
| 209 | community | 10/28/2021 9:53 AM |
| 210 | for | 10/28/2021 9:35 AM |
| 211 | neighborly | 10/28/2021 9:30 AM |
| 212 | scale | 10/28/2021 9:05 AM |
| 213 | Kindness | 10/28/2021 12:11 AM |
| 214 | Safety | 10/27/2021 11:02 PM |
| 215 | Beautiful | 10/27/2021 10:59 PM |
| 216 | Community | 10/27/2021 10:18 PM |

Community Survey

| | | |
|-----|--|---------------------|
| 217 | York Village | 10/27/2021 9:41 PM |
| 218 | Confident in the judgement of York residents | 10/27/2021 7:22 PM |
| 219 | Family | 10/27/2021 6:48 PM |
| 220 | dynamic | 10/27/2021 6:16 PM |
| 221 | safe | 10/27/2021 5:27 PM |
| 222 | Welcoming | 10/27/2021 5:20 PM |
| 223 | Safe | 10/27/2021 4:44 PM |
| 224 | Natural | 10/27/2021 3:49 PM |
| 225 | Schools | 10/27/2021 3:46 PM |
| 226 | character not over develop the town | 10/27/2021 3:43 PM |
| 227 | Protect | 10/27/2021 3:11 PM |
| 228 | keep out chains | 10/27/2021 2:55 PM |
| 229 | Home | 10/27/2021 2:09 PM |
| 230 | Natural | 10/27/2021 2:08 PM |
| 231 | Dining | 10/27/2021 2:06 PM |
| 232 | protect | 10/27/2021 1:54 PM |
| 233 | environment | 10/27/2021 12:38 PM |
| 234 | Community | 10/27/2021 12:12 PM |
| 235 | restructure Code Enforcement | 10/27/2021 11:54 AM |
| 236 | Tranquil | 10/27/2021 11:18 AM |
| 237 | Land | 10/27/2021 11:10 AM |
| 238 | lower taxes | 10/27/2021 10:52 AM |
| 239 | inclusive | 10/27/2021 10:32 AM |
| 240 | Wild animal park | 10/27/2021 9:44 AM |
| 241 | family | 10/27/2021 8:37 AM |
| 242 | nature | 10/27/2021 7:27 AM |
| 243 | Affordablr | 10/27/2021 4:47 AM |
| 244 | Waterfront | 10/27/2021 12:51 AM |
| 245 | Care about access for elderlywing | 10/26/2021 9:18 PM |
| 246 | Dynamic | 10/26/2021 8:40 PM |
| 247 | Diverse | 10/26/2021 8:40 PM |
| 248 | Quaint | 10/26/2021 7:22 PM |
| 249 | inclusive | 10/26/2021 7:16 PM |
| 250 | environmental | 10/26/2021 7:04 PM |
| 251 | RESPONSIBLE | 10/26/2021 5:46 PM |
| 252 | SAFETY | 10/26/2021 5:35 PM |
| 253 | RECREATION | 10/26/2021 5:24 PM |
| 254 | LOW TAXES | 10/26/2021 5:03 PM |

Community Survey

| | | |
|-----|---|---------------------|
| 255 | KEEP VILLAGE HISTORIC | 10/26/2021 4:53 PM |
| 256 | O | 10/26/2021 4:42 PM |
| 257 | MORE | 10/26/2021 4:33 PM |
| 258 | enforcement | 10/26/2021 4:18 PM |
| 259 | Housing | 10/26/2021 4:12 PM |
| 260 | retain historical image | 10/26/2021 3:59 PM |
| 261 | accessible | 10/26/2021 3:47 PM |
| 262 | Bicycles | 10/26/2021 3:46 PM |
| 263 | Quaint | 10/26/2021 3:43 PM |
| 264 | Centralize | 10/26/2021 3:30 PM |
| 265 | Quaint | 10/26/2021 2:51 PM |
| 266 | Permit parking at short sands | 10/26/2021 2:25 PM |
| 267 | forest | 10/26/2021 2:21 PM |
| 268 | Keep small town feel | 10/26/2021 1:44 PM |
| 269 | Climate | 10/26/2021 1:26 PM |
| 270 | Community | 10/26/2021 1:20 PM |
| 271 | walkability and bikability | 10/26/2021 12:56 PM |
| 272 | beautiful | 10/26/2021 12:07 PM |
| 273 | Protection | 10/26/2021 11:15 AM |
| 274 | Quaint | 10/26/2021 10:44 AM |
| 275 | CellphoneCoverageForsafetyAndEmergencyService | 10/26/2021 9:55 AM |
| 276 | future | 10/26/2021 9:35 AM |
| 277 | Beautiful | 10/26/2021 9:12 AM |
| 278 | Beaches | 10/26/2021 7:56 AM |
| 279 | Sewers | 10/25/2021 8:36 PM |
| 280 | Welcoming | 10/25/2021 8:31 PM |
| 281 | Cooperation (public & private) | 10/25/2021 8:26 PM |
| 282 | Nature | 10/25/2021 7:21 PM |
| 283 | Charm | 10/25/2021 7:20 PM |
| 284 | beaches | 10/25/2021 7:09 PM |
| 285 | Accessible | 10/25/2021 6:27 PM |
| 286 | fair and equitable building permitting | 10/25/2021 6:16 PM |
| 287 | Conserve | 10/25/2021 6:15 PM |
| 288 | services | 10/25/2021 4:57 PM |
| 289 | Protect natural resources | 10/25/2021 4:45 PM |
| 290 | Rural | 10/25/2021 4:10 PM |
| 291 | Decisionmaking | 10/25/2021 3:42 PM |
| 292 | clean | 10/25/2021 3:31 PM |

Community Survey

| | | |
|-----|--|---------------------|
| 293 | Equity | 10/25/2021 3:02 PM |
| 294 | access | 10/25/2021 1:42 PM |
| 295 | Conservation | 10/25/2021 1:37 PM |
| 296 | x | 10/25/2021 1:32 PM |
| 297 | less traffic | 10/25/2021 1:19 PM |
| 298 | preserve the charm | 10/25/2021 12:16 PM |
| 299 | Recreational | 10/25/2021 12:05 PM |
| 300 | Recreation | 10/25/2021 11:52 AM |
| 301 | Retail/ | 10/25/2021 11:32 AM |
| 302 | Enjoyable for residents (and not just visitors) | 10/25/2021 11:29 AM |
| 303 | Biking Safety Measures | 10/25/2021 11:09 AM |
| 304 | Conservatism | 10/25/2021 10:06 AM |
| 305 | Sustainability | 10/25/2021 9:56 AM |
| 306 | Welcoming | 10/25/2021 9:54 AM |
| 307 | limit low income housing | 10/25/2021 9:34 AM |
| 308 | Limit development | 10/25/2021 9:23 AM |
| 309 | Better use of tax payer money | 10/25/2021 9:14 AM |
| 310 | do not infringe on citizens' freedom and liberty | 10/25/2021 9:05 AM |
| 311 | I would like to see better recyleing systems. | 10/25/2021 8:34 AM |
| 312 | Cleanliness | 10/25/2021 8:26 AM |
| 313 | Welcoming | 10/25/2021 1:12 AM |
| 314 | Maintain historic buildings | 10/24/2021 11:43 PM |
| 315 | B | 10/24/2021 9:10 PM |
| 316 | Protect our wild & scenic resources | 10/24/2021 8:40 PM |
| 317 | schools | 10/24/2021 8:10 PM |
| 318 | Grow | 10/24/2021 7:43 PM |
| 319 | Welcoming | 10/24/2021 7:34 PM |
| 320 | beach | 10/24/2021 7:04 PM |
| 321 | Beautiful | 10/24/2021 7:03 PM |
| 322 | sustainable | 10/24/2021 6:10 PM |
| 323 | Diversity | 10/24/2021 5:07 PM |
| 324 | Family friendly | 10/24/2021 4:46 PM |
| 325 | Recreation | 10/24/2021 3:27 PM |
| 326 | Beauty | 10/24/2021 2:20 PM |
| 327 | historical york | 10/24/2021 1:57 PM |
| 328 | healthy | 10/24/2021 10:13 AM |
| 329 | Tourism a prioity | 10/24/2021 9:19 AM |
| 330 | Recreational | 10/24/2021 8:10 AM |

Community Survey

| | | |
|-----|---|---------------------|
| 331 | Maintained | 10/23/2021 10:21 PM |
| 332 | Small town | 10/23/2021 9:09 PM |
| 333 | Car alternatives | 10/23/2021 8:37 PM |
| 334 | Habitat conservation | 10/23/2021 7:21 PM |
| 335 | Efficient | 10/23/2021 6:47 PM |
| 336 | Activity | 10/23/2021 6:43 PM |
| 337 | Recreation | 10/23/2021 5:52 PM |
| 338 | Affordable | 10/23/2021 5:43 PM |
| 339 | Classy | 10/23/2021 5:36 PM |
| 340 | in | 10/23/2021 4:30 PM |
| 341 | Safety | 10/23/2021 4:14 PM |
| 342 | Diversified | 10/23/2021 3:08 PM |
| 343 | Provide safe walking spaces on roads | 10/23/2021 2:12 PM |
| 344 | Hockey rink | 10/23/2021 1:34 PM |
| 345 | keep York safe | 10/23/2021 1:21 PM |
| 346 | clean | 10/23/2021 1:10 PM |
| 347 | protect natural environment | 10/23/2021 12:09 PM |
| 348 | Equity | 10/23/2021 11:45 AM |
| 349 | Big | 10/23/2021 10:35 AM |
| 350 | Education | 10/23/2021 9:58 AM |
| 351 | Futurist | 10/23/2021 9:31 AM |
| 352 | Reduce unsustainable school budget growth | 10/23/2021 9:30 AM |
| 353 | Safty | 10/23/2021 9:21 AM |
| 354 | Affordable housing | 10/23/2021 7:05 AM |
| 355 | Clean public areas | 10/23/2021 12:50 AM |
| 356 | - | 10/23/2021 12:42 AM |
| 357 | Recreational | 10/22/2021 10:18 PM |
| 358 | Protection | 10/22/2021 8:10 PM |
| 359 | history | 10/22/2021 7:50 PM |
| 360 | Protect York River | 10/22/2021 7:41 PM |
| 361 | No change | 10/22/2021 7:32 PM |
| 362 | ???? | 10/22/2021 5:33 PM |
| 363 | preserve | 10/22/2021 5:16 PM |
| 364 | Nature | 10/22/2021 4:54 PM |
| 365 | Natural Beauty | 10/22/2021 4:49 PM |
| 366 | Cooperative | 10/22/2021 4:12 PM |
| 367 | Inclusive | 10/22/2021 4:04 PM |
| 368 | welcoming | 10/22/2021 3:44 PM |

Community Survey

| | | |
|-----|---|---------------------|
| 369 | Sports | 10/22/2021 3:41 PM |
| 370 | Preserved | 10/22/2021 3:39 PM |
| 371 | Prime | 10/22/2021 1:59 PM |
| 372 | good | 10/22/2021 1:57 PM |
| 373 | beachs | 10/22/2021 1:56 PM |
| 374 | Availability | 10/22/2021 1:56 PM |
| 375 | safe | 10/22/2021 1:55 PM |
| 376 | kids | 10/22/2021 1:54 PM |
| 377 | Cohesiveness | 10/22/2021 1:54 PM |
| 378 | fun | 10/22/2021 1:54 PM |
| 379 | Housing | 10/22/2021 1:53 PM |
| 380 | eco-friendly | 10/22/2021 1:51 PM |
| 381 | Non-Paluted | 10/22/2021 1:51 PM |
| 382 | Enough woods | 10/22/2021 1:51 PM |
| 383 | Hockey | 10/22/2021 1:48 PM |
| 384 | the most | 10/22/2021 1:48 PM |
| 385 | Exciting | 10/22/2021 1:47 PM |
| 386 | Beach | 10/22/2021 1:47 PM |
| 387 | bigger | 10/22/2021 1:47 PM |
| 388 | Clean | 10/22/2021 1:47 PM |
| 389 | beautiful | 10/22/2021 1:46 PM |
| 390 | schools | 10/22/2021 1:45 PM |
| 391 | Housing | 10/22/2021 1:41 PM |
| 392 | Safe | 10/22/2021 1:41 PM |
| 393 | year round bus | 10/22/2021 1:39 PM |
| 394 | N/A | 10/22/2021 1:38 PM |
| 395 | Community | 10/22/2021 1:10 PM |
| 396 | York | 10/22/2021 12:51 PM |
| 397 | Improve | 10/22/2021 12:50 PM |
| 398 | Diverse | 10/22/2021 12:49 PM |
| 399 | More entertainment, skate park trampoline | 10/22/2021 12:49 PM |
| 400 | IDK | 10/22/2021 12:47 PM |
| 401 | Beaches | 10/22/2021 12:47 PM |
| 402 | Restaurants | 10/22/2021 12:46 PM |
| 403 | ClimateChange | 10/22/2021 12:45 PM |
| 404 | Kool | 10/22/2021 12:44 PM |
| 405 | enjoyable | 10/22/2021 12:43 PM |
| 406 | Enforcement | 10/22/2021 12:42 PM |

Community Survey

| | | |
|-----|---|---------------------|
| 407 | parks | 10/22/2021 12:39 PM |
| 408 | Together | 10/22/2021 12:37 PM |
| 409 | safety | 10/22/2021 12:35 PM |
| 410 | Safe | 10/22/2021 12:35 PM |
| 411 | Affordable housing | 10/22/2021 12:33 PM |
| 412 | old | 10/22/2021 12:33 PM |
| 413 | Basketball court | 10/22/2021 12:33 PM |
| 414 | Exciting | 10/22/2021 12:04 PM |
| 415 | Transport | 10/22/2021 12:00 PM |
| 416 | successful | 10/22/2021 12:00 PM |
| 417 | Bike | 10/22/2021 11:58 AM |
| 418 | Chickfila | 10/22/2021 11:56 AM |
| 419 | oceanfront hotels | 10/22/2021 11:53 AM |
| 420 | Fun | 10/22/2021 11:51 AM |
| 421 | Eco Friendly | 10/22/2021 11:51 AM |
| 422 | idk | 10/22/2021 11:50 AM |
| 423 | Affordable housing for families and young people. | 10/22/2021 11:49 AM |
| 424 | Efficient | 10/22/2021 11:46 AM |
| 425 | Peaceful | 10/22/2021 11:46 AM |
| 426 | Empty | 10/22/2021 11:45 AM |
| 427 | Beaches | 10/22/2021 11:44 AM |
| 428 | games | 10/22/2021 11:44 AM |
| 429 | presurve | 10/22/2021 11:42 AM |
| 430 | Food Compnies | 10/22/2021 11:40 AM |
| 431 | big companies | 10/22/2021 11:39 AM |
| 432 | Climate change | 10/22/2021 11:36 AM |
| 433 | restful | 10/22/2021 11:30 AM |
| 434 | Keep current attraction for tourists | 10/22/2021 10:55 AM |
| 435 | Integrity of people | 10/22/2021 10:55 AM |
| 436 | Manage | 10/22/2021 10:33 AM |
| 437 | Housing | 10/22/2021 10:30 AM |
| 438 | Houses | 10/22/2021 10:30 AM |
| 439 | Fun | 10/22/2021 10:28 AM |
| 440 | . | 10/22/2021 10:28 AM |
| 441 | Building | 10/22/2021 10:27 AM |
| 442 | sports | 10/22/2021 10:26 AM |
| 443 | Sports | 10/22/2021 10:25 AM |
| 444 | to get rid of the trash on the streets | 10/22/2021 10:15 AM |

Community Survey

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|-----|---|---------------------|
| 445 | Having a choice of tv and internet provider | 10/22/2021 9:44 AM |
| 446 | adiquite | 10/22/2021 9:43 AM |
| 447 | stores | 10/22/2021 9:42 AM |
| 448 | food | 10/22/2021 9:42 AM |
| 449 | character | 10/22/2021 9:42 AM |
| 450 | safe | 10/22/2021 9:39 AM |
| 451 | Transportation | 10/22/2021 9:38 AM |
| 452 | chain resturants | 10/22/2021 9:38 AM |
| 453 | More stores | 10/22/2021 9:38 AM |
| 454 | Pollution | 10/22/2021 9:37 AM |
| 455 | Recreatiion | 10/22/2021 9:37 AM |
| 456 | b c d | 10/22/2021 9:37 AM |
| 457 | Restaurants | 10/22/2021 9:37 AM |
| 458 | quaintness of the village | 10/22/2021 9:09 AM |
| 459 | Protect waterways | 10/22/2021 7:16 AM |
| 460 | b | 10/22/2021 4:44 AM |
| 461 | Protected | 10/21/2021 10:15 PM |
| 462 | Dynamic | 10/21/2021 9:42 PM |
| 463 | Natural | 10/21/2021 9:31 PM |
| 464 | Safe | 10/21/2021 9:05 PM |
| 465 | Moderation | 10/21/2021 8:16 PM |
| 466 | historic | 10/21/2021 7:58 PM |
| 467 | Historical | 10/21/2021 7:47 PM |
| 468 | expand services | 10/21/2021 7:37 PM |
| 469 | preserve historicl sites | 10/21/2021 7:15 PM |
| 470 | safety | 10/21/2021 7:09 PM |
| 471 | residential | 10/21/2021 6:03 PM |
| 472 | limit on conversions to seasonal rentals | 10/21/2021 5:08 PM |
| 473 | Thoughtful | 10/21/2021 5:01 PM |
| 474 | Concerned | 10/21/2021 4:57 PM |
| 475 | Results | 10/21/2021 4:34 PM |
| 476 | Help | 10/21/2021 4:25 PM |
| 477 | Diversity | 10/21/2021 4:17 PM |
| 478 | villageimprovement | 10/21/2021 3:44 PM |
| 479 | undeveloped | 10/21/2021 3:17 PM |
| 480 | recreation | 10/21/2021 2:49 PM |
| 481 | Protected resources | 10/21/2021 2:31 PM |
| 482 | Walkable | 10/21/2021 1:56 PM |

Community Survey

| | | |
|-----|--|---------------------|
| 483 | Diversified | 10/21/2021 1:49 PM |
| 484 | recreational | 10/21/2021 1:30 PM |
| 485 | small town | 10/21/2021 12:55 PM |
| 486 | Rec center for all | 10/21/2021 12:50 PM |
| 487 | Family | 10/21/2021 12:48 PM |
| 488 | Businesslike | 10/21/2021 12:44 PM |
| 489 | Retention | 10/21/2021 12:27 PM |
| 490 | Natural resources | 10/21/2021 12:26 PM |
| 491 | Small | 10/21/2021 12:15 PM |
| 492 | Na | 10/21/2021 12:11 PM |
| 493 | Preserve | 10/21/2021 12:10 PM |
| 494 | Sidewalks | 10/21/2021 11:55 AM |
| 495 | Retain | 10/21/2021 11:43 AM |
| 496 | Moderation | 10/21/2021 11:35 AM |
| 497 | Protection | 10/21/2021 10:51 AM |
| 498 | congestion: provide safe way to enjoy town | 10/21/2021 10:22 AM |
| 499 | Education | 10/21/2021 9:27 AM |
| 500 | community meeting space | 10/21/2021 8:48 AM |
| 501 | recreational | 10/21/2021 8:17 AM |
| 502 | Natural resources | 10/21/2021 5:25 AM |
| 503 | Tourists | 10/21/2021 4:42 AM |
| 504 | affordable | 10/20/2021 10:05 PM |
| 505 | ease of mobility | 10/20/2021 9:35 PM |
| 506 | Environment | 10/20/2021 8:50 PM |
| 507 | Small town vibe | 10/20/2021 7:19 PM |
| 508 | Preservation | 10/20/2021 7:18 PM |
| 509 | Protect | 10/20/2021 7:14 PM |
| 510 | Inclusive | 10/20/2021 7:01 PM |
| 511 | Historic | 10/20/2021 6:31 PM |
| 512 | Beautiful | 10/20/2021 5:42 PM |
| 513 | Improve Identity | 10/20/2021 5:42 PM |
| 514 | No box stores | 10/20/2021 5:28 PM |
| 515 | diversity | 10/20/2021 5:04 PM |
| 516 | small town character | 10/20/2021 5:04 PM |
| 517 | Opportunity | 10/20/2021 4:04 PM |
| 518 | Must remain special for residents AND visitors | 10/20/2021 3:02 PM |
| 519 | Tolerance of said tourists | 10/20/2021 2:14 PM |
| 520 | Inclusive | 10/20/2021 1:45 PM |

Community Survey

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|-----|---|---------------------|
| 521 | Stewardship | 10/20/2021 1:42 PM |
| 522 | Protect | 10/20/2021 1:21 PM |
| 523 | Village | 10/20/2021 1:05 PM |
| 524 | Quality | 10/20/2021 12:53 PM |
| 525 | Recreation | 10/20/2021 11:24 AM |
| 526 | local-friendly | 10/20/2021 11:16 AM |
| 527 | General downtown improvement | 10/20/2021 10:54 AM |
| 528 | History | 10/20/2021 10:47 AM |
| 529 | Cleanliness | 10/20/2021 10:07 AM |
| 530 | Wasting | 10/20/2021 10:01 AM |
| 531 | livable | 10/20/2021 9:21 AM |
| 532 | Safe | 10/20/2021 9:11 AM |
| 533 | Less Congestion | 10/20/2021 9:10 AM |
| 534 | Conserve | 10/20/2021 8:56 AM |
| 535 | family | 10/20/2021 8:48 AM |
| 536 | Fix roads | 10/19/2021 11:15 PM |
| 537 | Security | 10/19/2021 11:08 PM |
| 538 | Walkability | 10/19/2021 10:31 PM |
| 539 | Progressive | 10/19/2021 9:02 PM |
| 540 | Safe | 10/19/2021 8:27 PM |
| 541 | Nostalgic | 10/19/2021 8:06 PM |
| 542 | Undiscovered | 10/19/2021 7:29 PM |
| 543 | Affordable housing | 10/19/2021 7:12 PM |
| 544 | character thats why we live here | 10/19/2021 6:20 PM |
| 545 | Conservation | 10/19/2021 6:18 PM |
| 546 | A | 10/19/2021 5:41 PM |
| 547 | Beautiful | 10/19/2021 5:15 PM |
| 548 | Keep sustainability a vision | 10/19/2021 4:44 PM |
| 549 | Friendly | 10/19/2021 4:41 PM |
| 550 | Calm | 10/19/2021 4:16 PM |
| 551 | community | 10/19/2021 3:39 PM |
| 552 | Beauty | 10/19/2021 3:18 PM |
| 553 | town | 10/19/2021 2:54 PM |
| 554 | Value you d families | 10/19/2021 2:54 PM |
| 555 | Natural Resources | 10/19/2021 1:53 PM |
| 556 | Affordable Tax Rate Well Managed Infrastructure | 10/19/2021 1:27 PM |
| 557 | Rural | 10/19/2021 1:19 PM |
| 558 | Respect | 10/19/2021 1:00 PM |

Community Survey

| | | |
|-----|-------------------------------------|---------------------|
| 559 | Family-friendly | 10/19/2021 12:44 PM |
| 560 | Done mess with what's already great | 10/19/2021 12:43 PM |
| 561 | climate change prepared | 10/19/2021 12:42 PM |
| 562 | character | 10/19/2021 12:22 PM |
| 563 | tourist congestion | 10/19/2021 11:54 AM |
| 564 | responsibility | 10/19/2021 11:38 AM |
| 565 | appreciate summer residents | 10/19/2021 11:34 AM |
| 566 | Welcoming | 10/19/2021 11:31 AM |
| 567 | Accessible | 10/19/2021 11:21 AM |
| 568 | Quaint | 10/19/2021 11:17 AM |
| 569 | limit large mansions | 10/19/2021 11:04 AM |
| 570 | Meaningful | 10/19/2021 10:54 AM |
| 571 | Prepared | 10/19/2021 10:19 AM |
| 572 | Opportunity | 10/19/2021 10:12 AM |
| 573 | Independence | 10/19/2021 9:57 AM |
| 574 | But | 10/19/2021 9:44 AM |
| 575 | Conservation | 10/19/2021 9:40 AM |
| 576 | Tax reduction for the elderly | 10/19/2021 9:25 AM |
| 577 | Community | 10/19/2021 9:11 AM |
| 578 | Integrity: | 10/19/2021 8:40 AM |
| 579 | families | 10/19/2021 8:17 AM |
| 580 | Clean | 10/19/2021 8:09 AM |
| 581 | environmental protection | 10/19/2021 7:55 AM |
| 582 | Rural | 10/19/2021 7:44 AM |
| 583 | Protect | 10/19/2021 7:42 AM |
| 584 | Family friendly | 10/19/2021 6:19 AM |
| 585 | Locals should be cherished | 10/19/2021 6:16 AM |
| 586 | Family | 10/19/2021 5:51 AM |
| 587 | Green | 10/19/2021 5:43 AM |
| 588 | Classic | 10/19/2021 4:20 AM |
| 589 | Conservation | 10/19/2021 1:01 AM |
| 590 | Safe | 10/18/2021 10:33 PM |
| 591 | Clean | 10/18/2021 10:32 PM |
| 592 | Innovation | 10/18/2021 9:43 PM |
| 593 | beautiful | 10/18/2021 9:41 PM |
| 594 | Increased diversity.. | 10/18/2021 9:05 PM |
| 595 | Great Beaches | 10/18/2021 8:55 PM |
| 596 | neighborly | 10/18/2021 8:42 PM |

Community Survey

| | | |
|-----|---------------------------------------|---------------------|
| 597 | Efficient | 10/18/2021 8:26 PM |
| 598 | Not limited | 10/18/2021 8:16 PM |
| 599 | Care for community/ equal opportunity | 10/18/2021 7:47 PM |
| 600 | Climate change | 10/18/2021 7:39 PM |
| 601 | Pool | 10/18/2021 7:11 PM |
| 602 | historic | 10/18/2021 7:04 PM |
| 603 | Affordable Housing | 10/18/2021 6:57 PM |
| 604 | Less government control | 10/18/2021 6:56 PM |
| 605 | open space | 10/18/2021 6:44 PM |
| 606 | Residents over Tourists | 10/18/2021 6:27 PM |
| 607 | Do not defund police | 10/18/2021 6:22 PM |
| 608 | Small business | 10/18/2021 6:08 PM |
| 609 | Beach, cleaning up trash on beach | 10/18/2021 6:05 PM |
| 610 | contained | 10/18/2021 5:36 PM |
| 611 | Character | 10/18/2021 5:36 PM |
| 612 | Retail | 10/18/2021 5:16 PM |
| 613 | Diverse | 10/18/2021 5:15 PM |
| 614 | Managed | 10/18/2021 5:07 PM |
| 615 | Ecology | 10/18/2021 4:53 PM |
| 616 | Add resources for older folks | 10/18/2021 4:41 PM |
| 617 | restraints | 10/18/2021 4:40 PM |
| 618 | Property | 10/18/2021 4:28 PM |
| 619 | Inclusivity | 10/18/2021 3:54 PM |
| 620 | fair | 10/18/2021 3:28 PM |
| 621 | quaint downtown / mindful development | 10/18/2021 3:24 PM |
| 622 | Relaxing | 10/18/2021 2:58 PM |
| 623 | Recreation | 10/18/2021 2:46 PM |
| 624 | Protect the york river | 10/18/2021 2:45 PM |
| 625 | Don't waste money | 10/18/2021 2:35 PM |
| 626 | Inclusive | 10/18/2021 1:57 PM |
| 627 | Develop rural York | 10/18/2021 1:50 PM |
| 628 | Prepared | 10/18/2021 1:28 PM |
| 629 | Natural | 10/18/2021 1:21 PM |
| 630 | quiet | 10/18/2021 1:10 PM |
| 631 | Environmental | 10/18/2021 12:31 PM |
| 632 | Life | 10/18/2021 11:58 AM |
| 633 | Sidewalks | 10/18/2021 11:55 AM |
| 634 | Keep Long Sands undercommercialized | 10/18/2021 11:43 AM |

Community Survey

| | | |
|-----|--|---------------------|
| 635 | sidewalks | 10/18/2021 11:37 AM |
| 636 | Quaint | 10/18/2021 11:36 AM |
| 637 | Conservation | 10/18/2021 11:24 AM |
| 638 | diverse | 10/18/2021 11:20 AM |
| 639 | Inclusive | 10/18/2021 11:03 AM |
| 640 | ambiance | 10/18/2021 10:56 AM |
| 641 | Contol | 10/18/2021 10:38 AM |
| 642 | Vibrant | 10/18/2021 10:20 AM |
| 643 | Efficient | 10/18/2021 9:30 AM |
| 644 | Climate Action | 10/18/2021 9:27 AM |
| 645 | Community | 10/18/2021 9:27 AM |
| 646 | Protect | 10/18/2021 9:26 AM |
| 647 | A | 10/18/2021 9:24 AM |
| 648 | Unique | 10/18/2021 9:20 AM |
| 649 | Inwardly-focused | 10/18/2021 9:10 AM |
| 650 | Keeping high rises out of the beach area | 10/18/2021 9:10 AM |
| 651 | environmentally-conscious | 10/18/2021 9:00 AM |
| 652 | expense | 10/18/2021 8:55 AM |
| 653 | Its | 10/18/2021 8:54 AM |
| 654 | Safe | 10/18/2021 8:40 AM |
| 655 | Affordable | 10/18/2021 8:06 AM |
| 656 | access | 10/18/2021 8:02 AM |
| 657 | Sustainability | 10/18/2021 7:51 AM |
| 658 | quality | 10/18/2021 6:46 AM |
| 659 | Friendly | 10/18/2021 12:55 AM |
| 660 | Opportunity | 10/18/2021 12:12 AM |
| 661 | Vacation Preference | 10/17/2021 9:14 PM |
| 662 | summer tourism | 10/17/2021 9:14 PM |
| 663 | Nature | 10/17/2021 8:47 PM |
| 664 | Quaint | 10/17/2021 8:45 PM |
| 665 | Ecologically Sound | 10/17/2021 8:40 PM |
| 666 | People | 10/17/2021 8:36 PM |
| 667 | Vibrant | 10/17/2021 8:36 PM |
| 668 | Safe | 10/17/2021 8:34 PM |
| 669 | Nature | 10/17/2021 8:33 PM |
| 670 | Friendliness | 10/17/2021 8:12 PM |
| 671 | Progressive | 10/17/2021 7:48 PM |
| 672 | Protecting our environment | 10/17/2021 7:44 PM |

Community Survey

| | | |
|-----|--|--------------------|
| 673 | Great restaurants and small business | 10/17/2021 7:40 PM |
| 674 | More convenient year-round chain restaurants | 10/17/2021 6:46 PM |
| 675 | Avoid overpopulation | 10/17/2021 6:40 PM |
| 676 | For | 10/17/2021 6:35 PM |
| 677 | Bike trails | 10/17/2021 6:29 PM |
| 678 | Character | 10/17/2021 6:20 PM |
| 679 | conservation | 10/17/2021 5:59 PM |
| 680 | growth | 10/17/2021 5:52 PM |
| 681 | support (e.g.public restrooms) for tourists | 10/17/2021 5:51 PM |
| 682 | multigenerational | 10/17/2021 5:45 PM |
| 683 | Great community | 10/17/2021 5:32 PM |
| 684 | Economy | 10/17/2021 5:31 PM |
| 685 | Beauty | 10/17/2021 5:25 PM |
| 686 | Safe | 10/17/2021 5:23 PM |
| 687 | Transportation alternatives | 10/17/2021 4:51 PM |
| 688 | Public safety | 10/17/2021 4:50 PM |
| 689 | Convenient | 10/17/2021 4:37 PM |
| 690 | Forward thinking | 10/17/2021 4:23 PM |
| 691 | Clean | 10/17/2021 3:58 PM |
| 692 | Uncomplicated | 10/17/2021 3:50 PM |
| 693 | Conserve | 10/17/2021 3:39 PM |
| 694 | Forests preserved | 10/17/2021 3:36 PM |
| 695 | protected | 10/17/2021 3:26 PM |
| 696 | progressive | 10/17/2021 3:20 PM |
| 697 | Reducing rentals | 10/17/2021 3:19 PM |
| 698 | Protect older structures | 10/17/2021 3:19 PM |
| 699 | recreation | 10/17/2021 3:19 PM |
| 700 | affordable | 10/17/2021 3:16 PM |
| 701 | Improvements | 10/17/2021 3:05 PM |
| 702 | Recreation | 10/17/2021 3:03 PM |
| 703 | Family oriented | 10/17/2021 3:03 PM |
| 704 | Thoughtfulness | 10/17/2021 2:57 PM |
| 705 | kind | 10/17/2021 2:43 PM |
| 706 | Living with natural beauty | 10/17/2021 2:32 PM |
| 707 | Natural | 10/17/2021 2:20 PM |
| 708 | bbbbbb | 10/17/2021 2:17 PM |
| 709 | Conservation | 10/17/2021 2:15 PM |
| 710 | Peace | 10/17/2021 1:55 PM |

Community Survey

| | | |
|-----|---|---------------------|
| 711 | recreation | 10/17/2021 1:47 PM |
| 712 | Inclusive | 10/17/2021 1:30 PM |
| 713 | Services | 10/17/2021 1:27 PM |
| 714 | Maintain towns aesthetics | 10/17/2021 1:27 PM |
| 715 | conservation | 10/17/2021 12:54 PM |
| 716 | Preserve | 10/17/2021 12:23 PM |
| 717 | Safe | 10/17/2021 12:21 PM |
| 718 | Limit development in York Beach | 10/17/2021 12:17 PM |
| 719 | Natural | 10/17/2021 12:15 PM |
| 720 | Clean | 10/17/2021 12:02 PM |
| 721 | Beauty | 10/17/2021 11:58 AM |
| 722 | less out of state influence on town politics | 10/17/2021 11:45 AM |
| 723 | Sidewalks and bike lanes | 10/17/2021 11:43 AM |
| 724 | Limited | 10/17/2021 11:23 AM |
| 725 | protection of natural resources | 10/17/2021 11:07 AM |
| 726 | Realistic | 10/17/2021 10:57 AM |
| 727 | Self-reliance | 10/17/2021 10:51 AM |
| 728 | Protect | 10/17/2021 10:32 AM |
| 729 | Promote affordable housing | 10/17/2021 10:31 AM |
| 730 | Safety | 10/17/2021 10:29 AM |
| 731 | Welcoming | 10/17/2021 10:24 AM |
| 732 | Balanced | 10/17/2021 10:21 AM |
| 733 | no big commercial businesses, makes it unique | 10/17/2021 10:18 AM |
| 734 | accessibility | 10/17/2021 10:10 AM |
| 735 | Sustainability | 10/17/2021 10:03 AM |
| 736 | involved | 10/17/2021 9:39 AM |
| 737 | Engagement | 10/17/2021 9:20 AM |
| 738 | livable | 10/17/2021 8:35 AM |
| 739 | housing | 10/17/2021 8:15 AM |
| 740 | Community | 10/17/2021 8:15 AM |
| 741 | Conservation | 10/17/2021 8:05 AM |
| 742 | N/a | 10/17/2021 7:54 AM |
| 743 | Safe | 10/17/2021 7:42 AM |
| 744 | Progressive | 10/17/2021 7:23 AM |
| 745 | Preserve the beauty | 10/17/2021 7:15 AM |
| 746 | sustainable | 10/17/2021 6:21 AM |
| 747 | Improve rubbish removal system | 10/17/2021 3:09 AM |
| 748 | Natural beauty | 10/17/2021 1:57 AM |

Community Survey

| | | |
|-----|--|---------------------|
| 749 | Maintaining it's quiet charm | 10/17/2021 12:55 AM |
| 750 | Beautiful | 10/16/2021 11:44 PM |
| 751 | Diverse | 10/16/2021 11:12 PM |
| 752 | Sweet | 10/16/2021 10:24 PM |
| 753 | History | 10/16/2021 9:24 PM |
| 754 | Recreation | 10/16/2021 9:14 PM |
| 755 | Kindness | 10/16/2021 9:01 PM |
| 756 | more business growth | 10/16/2021 8:44 PM |
| 757 | Affordability | 10/16/2021 8:43 PM |
| 758 | Small lot cottage year round rentals | 10/16/2021 8:08 PM |
| 759 | Issue parking fines at Scotland Bridge | 10/16/2021 8:01 PM |
| 760 | Reduce traffic congestion with more traffic lights | 10/16/2021 7:52 PM |
| 761 | Safety | 10/16/2021 7:43 PM |
| 762 | Promote | 10/16/2021 7:29 PM |
| 763 | diversity | 10/16/2021 6:56 PM |
| 764 | Attainable | 10/16/2021 6:49 PM |
| 765 | No homophobia | 10/16/2021 6:46 PM |
| 766 | freedom | 10/16/2021 6:24 PM |
| 767 | lower r/e taxes | 10/16/2021 6:18 PM |
| 768 | Safe | 10/16/2021 6:08 PM |
| 769 | Community | 10/16/2021 6:07 PM |
| 770 | protection of the beautiful beaches | 10/16/2021 6:05 PM |
| 771 | affordability | 10/16/2021 5:51 PM |
| 772 | Resident benefits over tourist | 10/16/2021 5:51 PM |
| 773 | Civility | 10/16/2021 5:38 PM |
| 774 | Safety | 10/16/2021 5:37 PM |
| 775 | Diverse | 10/16/2021 4:40 PM |
| 776 | rural | 10/16/2021 4:31 PM |
| 777 | Quaint | 10/16/2021 4:31 PM |
| 778 | Gem of the Seacoast | 10/16/2021 4:30 PM |
| 779 | Transparency | 10/16/2021 4:22 PM |
| 780 | Respect for all property | 10/16/2021 4:18 PM |
| 781 | Safety | 10/16/2021 4:14 PM |
| 782 | Conservation | 10/16/2021 4:00 PM |
| 783 | inclusive | 10/16/2021 3:40 PM |
| 784 | Preserve historical features | 10/16/2021 3:35 PM |
| 785 | Inclusive | 10/16/2021 3:21 PM |
| 786 | Quaint | 10/16/2021 3:16 PM |

Community Survey

| | | |
|-----|--|---------------------|
| 787 | Limit growth | 10/16/2021 2:55 PM |
| 788 | Quality | 10/16/2021 11:20 AM |
| 789 | access to natural resources in the area. | 10/16/2021 11:18 AM |
| 790 | Compromise | 10/16/2021 11:05 AM |
| 791 | Restaurants | 10/16/2021 10:43 AM |
| 792 | Climate Change | 10/16/2021 10:33 AM |
| 793 | recreation | 10/16/2021 10:28 AM |
| 794 | Measurable | 10/16/2021 10:27 AM |
| 795 | Health | 10/16/2021 10:18 AM |
| 796 | More trails | 10/16/2021 10:17 AM |
| 797 | restauratns | 10/16/2021 10:14 AM |
| 798 | Protect | 10/16/2021 9:56 AM |
| 799 | Conservation | 10/16/2021 9:53 AM |
| 800 | Quiet | 10/16/2021 9:51 AM |
| 801 | Preserve historic buildings | 10/16/2021 9:46 AM |
| 802 | Recreation | 10/16/2021 9:38 AM |
| 803 | Quaint | 10/16/2021 9:36 AM |
| 804 | Clean | 10/16/2021 9:23 AM |
| 805 | Connected | 10/16/2021 9:22 AM |
| 806 | It is dated and looks dumpy | 10/16/2021 9:22 AM |
| 807 | Access | 10/16/2021 9:22 AM |
| 808 | Dumb question | 10/16/2021 9:12 AM |
| 809 | safety | 10/16/2021 9:12 AM |
| 810 | Conservative | 10/16/2021 9:05 AM |
| 811 | Character | 10/16/2021 9:04 AM |
| 812 | Character | 10/16/2021 8:53 AM |
| 813 | Natural | 10/16/2021 8:51 AM |
| 814 | economy | 10/16/2021 8:48 AM |
| 815 | Welcoming | 10/16/2021 8:46 AM |
| 816 | Walkable | 10/16/2021 8:45 AM |
| 817 | Welcoming | 10/16/2021 8:40 AM |
| 818 | Anti-neon | 10/16/2021 8:37 AM |
| 819 | transportation | 10/16/2021 8:26 AM |
| 820 | diversity | 10/16/2021 8:17 AM |
| 821 | fun | 10/16/2021 7:50 AM |
| 822 | Ocean community | 10/16/2021 7:39 AM |
| 823 | Recreation | 10/16/2021 7:26 AM |
| 824 | Respect | 10/16/2021 12:17 AM |

Community Survey

| | | |
|-----|--------------------------------|---------------------|
| 825 | More housing units | 10/15/2021 11:07 PM |
| 826 | beauty | 10/15/2021 10:50 PM |
| 827 | Off season business | 10/15/2021 10:34 PM |
| 828 | revitalize | 10/15/2021 10:20 PM |
| 829 | Family | 10/15/2021 9:40 PM |
| 830 | Less bureaucratic | 10/15/2021 9:36 PM |
| 831 | Cleanliness | 10/15/2021 9:24 PM |
| 832 | Familyfriendly | 10/15/2021 9:02 PM |
| 833 | Nature | 10/15/2021 8:56 PM |
| 834 | Inclusive | 10/15/2021 8:47 PM |
| 835 | silly | 10/15/2021 8:26 PM |
| 836 | Expensive housing | 10/15/2021 8:07 PM |
| 837 | No chains or box stores | 10/15/2021 8:05 PM |
| 838 | inclusion | 10/15/2021 7:56 PM |
| 839 | Maintain small town character | 10/15/2021 7:47 PM |
| 840 | Resilient | 10/15/2021 7:39 PM |
| 841 | Accessibility | 10/15/2021 7:39 PM |
| 842 | nature preservation | 10/15/2021 7:35 PM |
| 843 | NAture | 10/15/2021 7:32 PM |
| 844 | Balance | 10/15/2021 7:14 PM |
| 845 | Peace | 10/15/2021 7:14 PM |
| 846 | More sidewalks | 10/15/2021 7:13 PM |
| 847 | investment in schools | 10/15/2021 7:13 PM |
| 848 | Affordable | 10/15/2021 7:12 PM |
| 849 | Rural | 10/15/2021 7:00 PM |
| 850 | Preserved | 10/15/2021 6:59 PM |
| 851 | Quiet | 10/15/2021 6:50 PM |
| 852 | Poorly | 10/15/2021 6:34 PM |
| 853 | Welcoming | 10/15/2021 6:31 PM |
| 854 | Cleaner Beaches | 10/15/2021 6:26 PM |
| 855 | accountable | 10/15/2021 6:23 PM |
| 856 | Bikelanes | 10/15/2021 6:22 PM |
| 857 | Nature | 10/15/2021 6:06 PM |
| 858 | Family | 10/15/2021 5:56 PM |
| 859 | Safety | 10/15/2021 5:54 PM |
| 860 | Climate change | 10/15/2021 5:24 PM |
| 861 | Preserve character, honor past | 10/15/2021 5:21 PM |
| 862 | Educate | 10/15/2021 5:18 PM |

Community Survey

| | | |
|-----|---|--------------------|
| 863 | nature | 10/15/2021 5:15 PM |
| 864 | Historic | 10/15/2021 5:11 PM |
| 865 | Historic | 10/15/2021 5:11 PM |
| 866 | Parks | 10/15/2021 5:08 PM |
| 867 | Wellness | 10/15/2021 5:02 PM |
| 868 | No apartment buildings | 10/15/2021 5:02 PM |
| 869 | communication | 10/15/2021 4:58 PM |
| 870 | Uncrowded | 10/15/2021 4:57 PM |
| 871 | gas | 10/15/2021 4:52 PM |
| 872 | Traditions | 10/15/2021 4:39 PM |
| 873 | No | 10/15/2021 4:38 PM |
| 874 | Beaches | 10/15/2021 4:28 PM |
| 875 | Recreation access | 10/15/2021 4:26 PM |
| 876 | as | 10/15/2021 4:23 PM |
| 877 | town | 10/15/2021 4:22 PM |
| 878 | Not | 10/15/2021 4:22 PM |
| 879 | Peaceful | 10/15/2021 4:12 PM |
| 880 | maintain | 10/15/2021 4:11 PM |
| 881 | Thank | 10/15/2021 4:07 PM |
| 882 | Improvement | 10/15/2021 3:59 PM |
| 883 | Respectful | 10/15/2021 3:50 PM |
| 884 | historic | 10/15/2021 3:45 PM |
| 885 | Appreciate our tourist visiting York | 10/15/2021 3:42 PM |
| 886 | non-Marxist | 10/15/2021 3:40 PM |
| 887 | Character | 10/15/2021 3:35 PM |
| 888 | Reduce property taxes for senior citizens | 10/15/2021 3:18 PM |
| 889 | Education | 10/15/2021 3:17 PM |
| 890 | Enhance business in the town | 10/15/2021 3:02 PM |
| 891 | responsible | 10/15/2021 3:01 PM |
| 892 | Sidewalks | 10/15/2021 2:49 PM |
| 893 | Preserved | 10/15/2021 2:36 PM |
| 894 | Misguided | 10/15/2021 2:24 PM |
| 895 | economy | 10/15/2021 2:13 PM |
| 896 | balance | 10/15/2021 2:12 PM |
| 897 | Idea | 10/15/2021 2:11 PM |
| 898 | Conservation | 10/15/2021 2:05 PM |
| 899 | Economic | 10/15/2021 2:03 PM |
| 900 | Sidewalks | 10/15/2021 1:57 PM |

Community Survey

| | | |
|----------|---|---------------------|
| 901 | Coastline | 10/15/2021 1:52 PM |
| 902 | less advertising to lure people here | 10/15/2021 1:39 PM |
| 903 | Resource protection | 10/15/2021 1:27 PM |
| 904 | Protect the natural beauty of our town | 10/15/2021 1:15 PM |
| 905 | Housing | 10/15/2021 1:01 PM |
| 906 | Safety | 10/15/2021 12:58 PM |
| 907 | Nanny | 10/15/2021 12:57 PM |
| 908 | York needs low cost housing | 10/15/2021 12:54 PM |
| 909 | Beaches need to be protected and built up | 10/15/2021 12:51 PM |
| 910 | Picturesque | 10/15/2021 12:45 PM |
| 911 | Environmental conservation | 10/15/2021 12:38 PM |
| 912 | Inviting | 10/15/2021 12:34 PM |
| 913 | Accountability | 10/15/2021 12:29 PM |
| 914 | Education | 10/15/2021 12:28 PM |
| 915 | lives | 10/15/2021 12:18 PM |
| 916 | historic | 10/15/2021 12:13 PM |
| 917 | Preserved beauty | 10/15/2021 12:11 PM |
| 918 | Economy | 10/15/2021 12:08 PM |
| 919 | New England. Look, feel, values. | 10/15/2021 12:03 PM |
| 920 | Undeveloped | 10/15/2021 12:02 PM |
| 921 | Welcoming | 10/15/2021 11:59 AM |
| 922 | STOPDEVELOPMENT | 10/15/2021 11:40 AM |
| 923 | Unity | 10/15/2021 11:09 AM |
| 924 | Preservation | 10/15/2021 10:52 AM |
| 925 | town | 10/15/2021 10:32 AM |
| 926 | Don't | 10/15/2021 9:06 AM |
| 927 | No more housing | 10/15/2021 8:48 AM |
| 928 | RECCENTER | 10/15/2021 8:20 AM |
| 929 | affordable | 10/15/2021 7:52 AM |
| 930 | Character | 10/15/2021 7:45 AM |
| 931 | Downtown | 10/15/2021 7:21 AM |
| 932 | Preserve | 10/14/2021 6:52 PM |
| # | WORD 3 (LIMIT 50 CHARACTERS) | DATE |
| 1 | Sustainable | 11/1/2021 2:32 PM |
| 2 | not overpriced | 11/1/2021 1:53 PM |
| 3 | Is | 11/1/2021 1:12 PM |
| 4 | Grow | 11/1/2021 12:38 PM |
| 5 | Restaurant and shopping | 11/1/2021 10:37 AM |

Community Survey

| | | |
|----|-----------------------------|---------------------|
| 6 | Preservation | 11/1/2021 5:43 AM |
| 7 | locals over tourist \$ | 11/1/2021 2:00 AM |
| 8 | Peaceful | 11/1/2021 12:10 AM |
| 9 | Services | 10/31/2021 11:41 PM |
| 10 | Resourceful | 10/31/2021 10:30 PM |
| 11 | unhurried | 10/31/2021 10:13 PM |
| 12 | Charming | 10/31/2021 9:59 PM |
| 13 | Sustainable | 10/31/2021 8:59 PM |
| 14 | Inclusive | 10/31/2021 8:55 PM |
| 15 | Difficult | 10/31/2021 8:55 PM |
| 16 | Adaptable | 10/31/2021 8:46 PM |
| 17 | mitigate traffic congestion | 10/31/2021 8:26 PM |
| 18 | hospital | 10/31/2021 8:24 PM |
| 19 | Exclusive | 10/31/2021 8:16 PM |
| 20 | Weekly rentals only | 10/31/2021 8:13 PM |
| 21 | Pragmatic | 10/31/2021 7:36 PM |
| 22 | Strong | 10/31/2021 7:33 PM |
| 23 | Civility | 10/31/2021 7:24 PM |
| 24 | Serenity | 10/31/2021 6:14 PM |
| 25 | Chardacter | 10/31/2021 6:05 PM |
| 26 | sell land being held | 10/31/2021 5:55 PM |
| 27 | Employment | 10/31/2021 5:49 PM |
| 28 | High-tech | 10/31/2021 5:44 PM |
| 29 | Excellent School Community | 10/31/2021 5:22 PM |
| 30 | Protect wildlife | 10/31/2021 4:58 PM |
| 31 | inclusivity | 10/31/2021 3:41 PM |
| 32 | Increase restaurants | 10/31/2021 3:39 PM |
| 33 | Green spaces | 10/31/2021 3:31 PM |
| 34 | Community Involvement | 10/31/2021 3:18 PM |
| 35 | Future | 10/31/2021 2:34 PM |
| 36 | Fun | 10/31/2021 2:24 PM |
| 37 | Adequate housing | 10/31/2021 2:05 PM |
| 38 | Nature | 10/31/2021 1:57 PM |
| 39 | affordable | 10/31/2021 12:15 PM |
| 40 | economically diverse | 10/31/2021 11:58 AM |
| 41 | Elegant | 10/31/2021 11:57 AM |
| 42 | Growth | 10/31/2021 11:42 AM |
| 43 | Town offices | 10/31/2021 11:17 AM |

Community Survey

| | | |
|----|---|---------------------|
| 44 | Quality of life | 10/31/2021 10:37 AM |
| 45 | improved design standards | 10/31/2021 10:23 AM |
| 46 | safety | 10/31/2021 10:22 AM |
| 47 | Community | 10/31/2021 10:19 AM |
| 48 | History | 10/31/2021 10:09 AM |
| 49 | history | 10/31/2021 10:09 AM |
| 50 | Forward thinking | 10/31/2021 10:02 AM |
| 51 | Health | 10/31/2021 9:43 AM |
| 52 | Fiscally Responsible | 10/31/2021 9:17 AM |
| 53 | options | 10/31/2021 9:12 AM |
| 54 | less rigid land use rules | 10/31/2021 7:38 AM |
| 55 | Diversity of colors, ages and income levels | 10/31/2021 7:23 AM |
| 56 | traffic | 10/31/2021 4:58 AM |
| 57 | Conservative | 10/31/2021 4:09 AM |
| 58 | Heritage | 10/30/2021 11:09 PM |
| 59 | Conservation | 10/30/2021 10:50 PM |
| 60 | History | 10/30/2021 10:49 PM |
| 61 | Children | 10/30/2021 8:55 PM |
| 62 | Modern | 10/30/2021 8:51 PM |
| 63 | Transportation | 10/30/2021 8:22 PM |
| 64 | Beauty | 10/30/2021 8:16 PM |
| 65 | allowing people to have a voice in politics | 10/30/2021 8:06 PM |
| 66 | Reduce urban sprawl | 10/30/2021 7:56 PM |
| 67 | Walkable | 10/30/2021 6:16 PM |
| 68 | More | 10/30/2021 5:59 PM |
| 69 | Community activities | 10/30/2021 5:50 PM |
| 70 | balance | 10/30/2021 5:48 PM |
| 71 | school-centric | 10/30/2021 5:44 PM |
| 72 | manage | 10/30/2021 5:31 PM |
| 73 | Preserve | 10/30/2021 5:18 PM |
| 74 | Recreation | 10/30/2021 5:11 PM |
| 75 | Inclusive | 10/30/2021 4:47 PM |
| 76 | land | 10/30/2021 4:46 PM |
| 77 | Village | 10/30/2021 4:41 PM |
| 78 | No change, keep it the way it is. | 10/30/2021 4:24 PM |
| 79 | Maine | 10/30/2021 4:04 PM |
| 80 | Protection | 10/30/2021 3:59 PM |
| 81 | Set aside forested areas and open space | 10/30/2021 3:46 PM |

Community Survey

| | | |
|-----|--|---------------------|
| 82 | Climate change | 10/30/2021 3:38 PM |
| 83 | Affordable and appealing to younger families | 10/30/2021 3:30 PM |
| 84 | Real estate tax relief for seniors. | 10/30/2021 3:29 PM |
| 85 | Nature | 10/30/2021 3:26 PM |
| 86 | prepared | 10/30/2021 3:22 PM |
| 87 | Affordability for most | 10/30/2021 3:09 PM |
| 88 | More rec facilities for the teen population | 10/30/2021 2:49 PM |
| 89 | taxes | 10/30/2021 2:39 PM |
| 90 | open | 10/30/2021 2:35 PM |
| 91 | no politics | 10/30/2021 2:32 PM |
| 92 | Vibrant | 10/30/2021 2:25 PM |
| 93 | Enhance natural resources | 10/30/2021 2:22 PM |
| 94 | Smart | 10/30/2021 2:19 PM |
| 95 | Inclusion | 10/30/2021 1:02 PM |
| 96 | Quaint | 10/30/2021 12:32 PM |
| 97 | considerate | 10/30/2021 12:27 PM |
| 98 | Beautiful | 10/30/2021 12:24 PM |
| 99 | Unknown | 10/30/2021 11:53 AM |
| 100 | Do not over develop | 10/30/2021 11:45 AM |
| 101 | Liveability | 10/30/2021 11:30 AM |
| 102 | less empahsis on wealth | 10/30/2021 11:26 AM |
| 103 | Year round community/retail. | 10/30/2021 11:14 AM |
| 104 | Growth | 10/30/2021 11:14 AM |
| 105 | Recreation | 10/30/2021 11:02 AM |
| 106 | Lead | 10/30/2021 10:55 AM |
| 107 | Ease of access to natural resources | 10/30/2021 10:51 AM |
| 108 | Safe | 10/30/2021 10:42 AM |
| 109 | Cell signal | 10/30/2021 10:36 AM |
| 110 | welcoming all | 10/30/2021 10:22 AM |
| 111 | Vibrant | 10/30/2021 10:22 AM |
| 112 | beauty | 10/30/2021 10:18 AM |
| 113 | healthy lifestyle | 10/30/2021 10:04 AM |
| 114 | vibrant | 10/30/2021 10:02 AM |
| 115 | Innovative | 10/30/2021 10:01 AM |
| 116 | Safety | 10/30/2021 9:32 AM |
| 117 | better MANAGEMENT of tourism | 10/30/2021 9:30 AM |
| 118 | recreation | 10/30/2021 9:02 AM |
| 119 | Accessibility | 10/30/2021 8:53 AM |

Community Survey

| | | |
|-----|--------------------------------------|---------------------|
| 120 | upscale | 10/30/2021 8:33 AM |
| 121 | basics | 10/30/2021 8:12 AM |
| 122 | Vibrant | 10/30/2021 7:44 AM |
| 123 | Economy | 10/30/2021 7:11 AM |
| 124 | Life | 10/30/2021 7:03 AM |
| 125 | Functional | 10/30/2021 5:39 AM |
| 126 | Transport | 10/29/2021 11:37 PM |
| 127 | Small | 10/29/2021 10:04 PM |
| 128 | Community | 10/29/2021 9:50 PM |
| 129 | low cost | 10/29/2021 9:14 PM |
| 130 | Natural beauty | 10/29/2021 9:01 PM |
| 131 | humanity | 10/29/2021 8:42 PM |
| 132 | stretch codes, best practice | 10/29/2021 8:24 PM |
| 133 | Freedom | 10/29/2021 8:16 PM |
| 134 | Lively | 10/29/2021 8:15 PM |
| 135 | Preservation | 10/29/2021 8:00 PM |
| 136 | protection | 10/29/2021 7:50 PM |
| 137 | climate | 10/29/2021 7:50 PM |
| 138 | Carefree | 10/29/2021 7:32 PM |
| 139 | Charm | 10/29/2021 7:21 PM |
| 140 | Friendly | 10/29/2021 7:14 PM |
| 141 | Civility | 10/29/2021 7:03 PM |
| 142 | Community | 10/29/2021 6:45 PM |
| 143 | Affordability | 10/29/2021 6:43 PM |
| 144 | Balanced | 10/29/2021 6:23 PM |
| 145 | Safe | 10/29/2021 6:14 PM |
| 146 | Conservation | 10/29/2021 6:11 PM |
| 147 | BUSINESSFRIENDLY | 10/29/2021 5:48 PM |
| 148 | Dining | 10/29/2021 5:38 PM |
| 149 | unprejudiced | 10/29/2021 5:20 PM |
| 150 | Acceptance | 10/29/2021 5:13 PM |
| 151 | Now | 10/29/2021 4:05 PM |
| 152 | community | 10/29/2021 2:49 PM |
| 153 | Need plan to address climate change. | 10/29/2021 2:20 PM |
| 154 | Open Space: don't pave it | 10/29/2021 2:16 PM |
| 155 | Community | 10/29/2021 2:08 PM |
| 156 | blank | 10/29/2021 2:04 PM |
| 157 | Habitat | 10/29/2021 1:56 PM |

Community Survey

| | | |
|-----|---|---------------------|
| 158 | Recreation | 10/29/2021 1:55 PM |
| 159 | Limit expansion | 10/29/2021 1:55 PM |
| 160 | Community | 10/29/2021 1:41 PM |
| 161 | Left blank | 10/29/2021 1:23 PM |
| 162 | Night life | 10/29/2021 1:15 PM |
| 163 | FAMiliarity | 10/29/2021 1:08 PM |
| 164 | Limit Development | 10/29/2021 12:21 PM |
| 165 | Preservation | 10/29/2021 12:00 PM |
| 166 | Schools | 10/29/2021 11:56 AM |
| 167 | Character | 10/29/2021 11:55 AM |
| 168 | More dining and retail business in York Village | 10/29/2021 11:51 AM |
| 169 | Community | 10/29/2021 11:39 AM |
| 170 | Parking | 10/29/2021 11:28 AM |
| 171 | Character | 10/29/2021 11:21 AM |
| 172 | Accessibility | 10/29/2021 10:52 AM |
| 173 | Eco-friendly | 10/29/2021 10:31 AM |
| 174 | Focus on roads & safety (not tourism) | 10/29/2021 10:27 AM |
| 175 | Improved arts and grading in schools | 10/29/2021 9:46 AM |
| 176 | Market basket needed | 10/29/2021 9:38 AM |
| 177 | Revitalization of Town | 10/29/2021 8:13 AM |
| 178 | Health | 10/29/2021 8:07 AM |
| 179 | Peaceful | 10/29/2021 12:03 AM |
| 180 | Transparent | 10/28/2021 10:28 PM |
| 181 | Change | 10/28/2021 10:02 PM |
| 182 | taxes | 10/28/2021 9:51 PM |
| 183 | Utilize taxes from tourists | 10/28/2021 7:39 PM |
| 184 | Love | 10/28/2021 5:46 PM |
| 185 | Accessible | 10/28/2021 4:50 PM |
| 186 | Clean beaches | 10/28/2021 3:40 PM |
| 187 | Safe | 10/28/2021 2:04 PM |
| 188 | Beaches | 10/28/2021 1:53 PM |
| 189 | Escape | 10/28/2021 12:34 PM |
| 190 | Less taxes | 10/28/2021 12:15 PM |
| 191 | Enjoy | 10/28/2021 12:04 PM |
| 192 | Fair to property owners | 10/28/2021 11:25 AM |
| 193 | managed | 10/28/2021 11:21 AM |
| 194 | More upscale like Ogunquit | 10/28/2021 11:03 AM |
| 195 | welcoming | 10/28/2021 10:58 AM |

Community Survey

| | | |
|-----|---|---------------------|
| 196 | OVERALL PLANNING; NOT PIECES | 10/28/2021 10:20 AM |
| 197 | Conservation | 10/28/2021 10:17 AM |
| 198 | A Place You want to Live | 10/28/2021 10:10 AM |
| 199 | Community | 10/28/2021 9:55 AM |
| 200 | health | 10/28/2021 9:53 AM |
| 201 | business | 10/28/2021 9:35 AM |
| 202 | historic | 10/28/2021 9:30 AM |
| 203 | diversity | 10/28/2021 9:05 AM |
| 204 | Equality | 10/28/2021 12:11 AM |
| 205 | Pollution-free | 10/27/2021 11:02 PM |
| 206 | Quaint | 10/27/2021 10:59 PM |
| 207 | Investment | 10/27/2021 10:18 PM |
| 208 | Character | 10/27/2021 9:41 PM |
| 209 | Grateful to live in such a wonderful town | 10/27/2021 7:22 PM |
| 210 | Affordable | 10/27/2021 6:48 PM |
| 211 | scenic | 10/27/2021 5:27 PM |
| 212 | Accessible | 10/27/2021 5:20 PM |
| 213 | Clean | 10/27/2021 4:44 PM |
| 214 | Resources | 10/27/2021 3:49 PM |
| 215 | Tourism | 10/27/2021 3:46 PM |
| 216 | family atmosphere | 10/27/2021 3:43 PM |
| 217 | Improve | 10/27/2021 3:11 PM |
| 218 | preserve nature | 10/27/2021 2:55 PM |
| 219 | Recreation | 10/27/2021 2:09 PM |
| 220 | Diversity | 10/27/2021 2:08 PM |
| 221 | Options | 10/27/2021 2:06 PM |
| 222 | inclusive | 10/27/2021 1:54 PM |
| 223 | conserve | 10/27/2021 12:38 PM |
| 224 | Responsibility | 10/27/2021 12:12 PM |
| 225 | eliminate town manager | 10/27/2021 11:54 AM |
| 226 | Thriving | 10/27/2021 11:18 AM |
| 227 | Natural resources | 10/27/2021 11:10 AM |
| 228 | reduce government | 10/27/2021 10:52 AM |
| 229 | united | 10/27/2021 10:32 AM |
| 230 | Ogunquit center model | 10/27/2021 9:44 AM |
| 231 | friendly | 10/27/2021 8:37 AM |
| 232 | no growth | 10/27/2021 7:27 AM |
| 233 | Easy | 10/27/2021 4:47 AM |

Community Survey

| | | |
|-----|--|---------------------|
| 234 | Family | 10/27/2021 12:51 AM |
| 235 | Make beach downtown businesses clean up rear. | 10/26/2021 9:18 PM |
| 236 | Variety | 10/26/2021 8:40 PM |
| 237 | Safe | 10/26/2021 7:22 PM |
| 238 | safe | 10/26/2021 7:16 PM |
| 239 | ethical | 10/26/2021 7:04 PM |
| 240 | ENJOYED | 10/26/2021 5:46 PM |
| 241 | ALL AGE RECREATION | 10/26/2021 5:35 PM |
| 242 | MEDICAL | 10/26/2021 5:24 PM |
| 243 | LESS RESTRICTIONS | 10/26/2021 5:03 PM |
| 244 | 0 POPULATION GROWTH | 10/26/2021 4:53 PM |
| 245 | O | 10/26/2021 4:42 PM |
| 246 | DEVELOPMENT | 10/26/2021 4:33 PM |
| 247 | police | 10/26/2021 4:18 PM |
| 248 | Nature | 10/26/2021 4:12 PM |
| 249 | Support mom and pop shops | 10/26/2021 3:59 PM |
| 250 | historic | 10/26/2021 3:47 PM |
| 251 | Sidewalks | 10/26/2021 3:46 PM |
| 252 | Safe | 10/26/2021 3:43 PM |
| 253 | Affordable | 10/26/2021 2:51 PM |
| 254 | Ability to use mobile phones at beaches | 10/26/2021 2:25 PM |
| 255 | tourism | 10/26/2021 2:21 PM |
| 256 | Some housing | 10/26/2021 1:44 PM |
| 257 | Education | 10/26/2021 1:26 PM |
| 258 | small town | 10/26/2021 1:20 PM |
| 259 | address climate change | 10/26/2021 12:56 PM |
| 260 | safe | 10/26/2021 12:07 PM |
| 261 | Community | 10/26/2021 11:15 AM |
| 262 | Family-oriented | 10/26/2021 10:44 AM |
| 263 | CodeEnforcementOfNoiseAndParkingFromPartyRentals | 10/26/2021 9:55 AM |
| 264 | harmonious | 10/26/2021 9:35 AM |
| 265 | Destination | 10/26/2021 9:12 AM |
| 266 | Safety | 10/26/2021 7:56 AM |
| 267 | Water | 10/25/2021 8:36 PM |
| 268 | Kind | 10/25/2021 8:31 PM |
| 269 | Coordinate (network services & resources) | 10/25/2021 8:26 PM |
| 270 | Historic | 10/25/2021 7:21 PM |
| 271 | Nature | 10/25/2021 7:20 PM |

Community Survey

| | | |
|-----|--|---------------------|
| 272 | York River | 10/25/2021 7:09 PM |
| 273 | Efficient | 10/25/2021 6:27 PM |
| 274 | facing reality | 10/25/2021 6:16 PM |
| 275 | Protect | 10/25/2021 6:15 PM |
| 276 | Fully plan all projects-present AND future costs | 10/25/2021 4:45 PM |
| 277 | Beach life | 10/25/2021 4:10 PM |
| 278 | Transparency | 10/25/2021 3:42 PM |
| 279 | slow | 10/25/2021 3:31 PM |
| 280 | Tolerance | 10/25/2021 3:02 PM |
| 281 | affordability | 10/25/2021 1:42 PM |
| 282 | Culture | 10/25/2021 1:37 PM |
| 283 | x | 10/25/2021 1:32 PM |
| 284 | housing | 10/25/2021 1:19 PM |
| 285 | conservation | 10/25/2021 12:16 PM |
| 286 | Friendly | 10/25/2021 12:05 PM |
| 287 | Community | 10/25/2021 11:52 AM |
| 288 | Restaurants | 10/25/2021 11:32 AM |
| 289 | Beautiful | 10/25/2021 11:29 AM |
| 290 | Retail/Commercial/Restaurants | 10/25/2021 11:09 AM |
| 291 | Tolerance | 10/25/2021 10:06 AM |
| 292 | Harmony with nature | 10/25/2021 9:56 AM |
| 293 | Secure | 10/25/2021 9:54 AM |
| 294 | maintenance of natural resources | 10/25/2021 9:34 AM |
| 295 | Expand recreational opportunities | 10/25/2021 9:23 AM |
| 296 | Controlled spending | 10/25/2021 9:14 AM |
| 297 | control public spending | 10/25/2021 9:05 AM |
| 298 | I would like to see more roads people can walk on. | 10/25/2021 8:34 AM |
| 299 | Openminded | 10/25/2021 1:12 AM |
| 300 | Build less houses | 10/24/2021 11:43 PM |
| 301 | C | 10/24/2021 9:10 PM |
| 302 | Prepare for climate impacts | 10/24/2021 8:40 PM |
| 303 | recreation | 10/24/2021 8:10 PM |
| 304 | Enhance | 10/24/2021 7:43 PM |
| 305 | Peaceful | 10/24/2021 7:34 PM |
| 306 | town | 10/24/2021 7:04 PM |
| 307 | Recreational | 10/24/2021 7:03 PM |
| 308 | small | 10/24/2021 6:10 PM |
| 309 | Education | 10/24/2021 5:07 PM |

Community Survey

| | | |
|-----|---|---------------------|
| 310 | Non-gentrified | 10/24/2021 4:46 PM |
| 311 | Beauty | 10/24/2021 3:27 PM |
| 312 | Accessibilty | 10/24/2021 2:20 PM |
| 313 | tourism | 10/24/2021 1:57 PM |
| 314 | happy | 10/24/2021 10:13 AM |
| 315 | Beaches most important | 10/24/2021 9:19 AM |
| 316 | Beautification | 10/24/2021 8:10 AM |
| 317 | Same | 10/23/2021 10:21 PM |
| 318 | Community | 10/23/2021 9:09 PM |
| 319 | Sustainability | 10/23/2021 8:37 PM |
| 320 | Non-car transportation options esp bike | 10/23/2021 7:21 PM |
| 321 | Traditional | 10/23/2021 6:47 PM |
| 322 | Collective | 10/23/2021 6:43 PM |
| 323 | Safety | 10/23/2021 5:52 PM |
| 324 | Safe | 10/23/2021 5:43 PM |
| 325 | Equitable | 10/23/2021 5:36 PM |
| 326 | government | 10/23/2021 4:30 PM |
| 327 | Fun | 10/23/2021 4:14 PM |
| 328 | Welcoming | 10/23/2021 3:08 PM |
| 329 | Provide trash pick receptacles in beach areas | 10/23/2021 2:12 PM |
| 330 | Expansive Rec center | 10/23/2021 1:34 PM |
| 331 | stop going overly woke | 10/23/2021 1:21 PM |
| 332 | small | 10/23/2021 1:10 PM |
| 333 | small local businesses | 10/23/2021 12:09 PM |
| 334 | Walkability | 10/23/2021 11:45 AM |
| 335 | Beachy | 10/23/2021 10:35 AM |
| 336 | Recreation | 10/23/2021 9:58 AM |
| 337 | Transformative | 10/23/2021 9:31 AM |
| 338 | Property tax reduction | 10/23/2021 9:30 AM |
| 339 | lighting | 10/23/2021 9:21 AM |
| 340 | Managing seasonal tourists | 10/23/2021 7:05 AM |
| 341 | Not over-developed | 10/23/2021 12:50 AM |
| 342 | - | 10/23/2021 12:42 AM |
| 343 | Easy | 10/22/2021 10:18 PM |
| 344 | parking | 10/22/2021 7:50 PM |
| 345 | Protect the beach | 10/22/2021 7:41 PM |
| 346 | Small quaint | 10/22/2021 7:32 PM |
| 347 | ???? | 10/22/2021 5:33 PM |

Community Survey

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|-----|---------------------------|---------------------|
| 348 | maintain | 10/22/2021 5:16 PM |
| 349 | Sustainability | 10/22/2021 4:54 PM |
| 350 | Safety | 10/22/2021 4:49 PM |
| 351 | Calm | 10/22/2021 4:12 PM |
| 352 | Diverse | 10/22/2021 4:04 PM |
| 353 | affordable | 10/22/2021 3:44 PM |
| 354 | Jobs | 10/22/2021 3:41 PM |
| 355 | Sustainable | 10/22/2021 3:39 PM |
| 356 | Necessary | 10/22/2021 1:59 PM |
| 357 | fancy | 10/22/2021 1:57 PM |
| 358 | schools | 10/22/2021 1:56 PM |
| 359 | Non-Dramatic | 10/22/2021 1:56 PM |
| 360 | fun | 10/22/2021 1:55 PM |
| 361 | idk | 10/22/2021 1:54 PM |
| 362 | Caution | 10/22/2021 1:54 PM |
| 363 | pretty | 10/22/2021 1:54 PM |
| 364 | Transportation | 10/22/2021 1:53 PM |
| 365 | fun | 10/22/2021 1:51 PM |
| 366 | Spaced | 10/22/2021 1:51 PM |
| 367 | Clean water | 10/22/2021 1:51 PM |
| 368 | Rink | 10/22/2021 1:48 PM |
| 369 | Important issues | 10/22/2021 1:48 PM |
| 370 | Cool | 10/22/2021 1:47 PM |
| 371 | Roads | 10/22/2021 1:47 PM |
| 372 | beach | 10/22/2021 1:47 PM |
| 373 | Inclusive | 10/22/2021 1:47 PM |
| 374 | usefull | 10/22/2021 1:46 PM |
| 375 | employees | 10/22/2021 1:45 PM |
| 376 | Cell | 10/22/2021 1:41 PM |
| 377 | Accessible | 10/22/2021 1:41 PM |
| 378 | needs improvement schools | 10/22/2021 1:39 PM |
| 379 | N/A | 10/22/2021 1:38 PM |
| 380 | Open space | 10/22/2021 1:10 PM |
| 381 | Conservation | 10/22/2021 12:51 PM |
| 382 | Develope | 10/22/2021 12:50 PM |
| 383 | Community | 10/22/2021 12:49 PM |
| 384 | better property | 10/22/2021 12:49 PM |
| 385 | IDK | 10/22/2021 12:47 PM |

Community Survey

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|-----|-------------------------------------|---------------------|
| 386 | Schools | 10/22/2021 12:47 PM |
| 387 | Hiking | 10/22/2021 12:46 PM |
| 388 | StudentsNeedMoreSayInSchoolSystem | 10/22/2021 12:45 PM |
| 389 | Lit | 10/22/2021 12:44 PM |
| 390 | clean | 10/22/2021 12:43 PM |
| 391 | Service | 10/22/2021 12:42 PM |
| 392 | land | 10/22/2021 12:39 PM |
| 393 | natural | 10/22/2021 12:37 PM |
| 394 | better | 10/22/2021 12:35 PM |
| 395 | Exciting | 10/22/2021 12:35 PM |
| 396 | Higher taxes on tourists | 10/22/2021 12:33 PM |
| 397 | nice | 10/22/2021 12:33 PM |
| 398 | Basketball court | 10/22/2021 12:33 PM |
| 399 | Clean | 10/22/2021 12:04 PM |
| 400 | Community | 10/22/2021 12:00 PM |
| 401 | opportunity | 10/22/2021 12:00 PM |
| 402 | Stores | 10/22/2021 11:58 AM |
| 403 | Chickfila | 10/22/2021 11:56 AM |
| 404 | indoor pool | 10/22/2021 11:53 AM |
| 405 | Community | 10/22/2021 11:51 AM |
| 406 | Eco Friendly | 10/22/2021 11:51 AM |
| 407 | idk | 10/22/2021 11:50 AM |
| 408 | More trails for walking and biking. | 10/22/2021 11:49 AM |
| 409 | Affordable | 10/22/2021 11:46 AM |
| 410 | Friendly | 10/22/2021 11:46 AM |
| 411 | Ease | 10/22/2021 11:45 AM |
| 412 | Sidewalks | 10/22/2021 11:44 AM |
| 413 | skateboard | 10/22/2021 11:44 AM |
| 414 | no apartments | 10/22/2021 11:42 AM |
| 415 | Stores | 10/22/2021 11:40 AM |
| 416 | expanded | 10/22/2021 11:39 AM |
| 417 | Businesses | 10/22/2021 11:36 AM |
| 418 | beautiful | 10/22/2021 11:30 AM |
| 419 | All lives matter | 10/22/2021 10:55 AM |
| 420 | A safe place for all | 10/22/2021 10:55 AM |
| 421 | Prepare | 10/22/2021 10:33 AM |
| 422 | Resources | 10/22/2021 10:30 AM |
| 423 | Travel | 10/22/2021 10:30 AM |

Community Survey

| | | |
|-----|-------------------------------------|---------------------|
| 424 | Cool | 10/22/2021 10:28 AM |
| 425 | . | 10/22/2021 10:28 AM |
| 426 | Environment | 10/22/2021 10:27 AM |
| 427 | schools | 10/22/2021 10:26 AM |
| 428 | Athletics | 10/22/2021 10:25 AM |
| 429 | make walking/biking more safe | 10/22/2021 10:15 AM |
| 430 | i dont know | 10/22/2021 9:44 AM |
| 431 | nice | 10/22/2021 9:43 AM |
| 432 | crowded | 10/22/2021 9:42 AM |
| 433 | fun | 10/22/2021 9:42 AM |
| 434 | recreation | 10/22/2021 9:42 AM |
| 435 | important | 10/22/2021 9:39 AM |
| 436 | Chain Restaurants | 10/22/2021 9:38 AM |
| 437 | more to do | 10/22/2021 9:38 AM |
| 438 | More restaurants | 10/22/2021 9:38 AM |
| 439 | Retail | 10/22/2021 9:37 AM |
| 440 | FUn | 10/22/2021 9:37 AM |
| 441 | c d e | 10/22/2021 9:37 AM |
| 442 | Mall | 10/22/2021 9:37 AM |
| 443 | ocean access | 10/22/2021 9:09 AM |
| 444 | Keep 'Mayberry' feel of town | 10/22/2021 7:16 AM |
| 445 | b | 10/22/2021 4:44 AM |
| 446 | Conservative | 10/21/2021 10:15 PM |
| 447 | Friendly | 10/21/2021 9:42 PM |
| 448 | Beauty | 10/21/2021 9:31 PM |
| 449 | Clean | 10/21/2021 9:05 PM |
| 450 | Ethics | 10/21/2021 8:16 PM |
| 451 | community | 10/21/2021 7:58 PM |
| 452 | Less residential building on Nubble | 10/21/2021 7:47 PM |
| 453 | develop route 1 | 10/21/2021 7:37 PM |
| 454 | promote sense of community | 10/21/2021 7:15 PM |
| 455 | availability | 10/21/2021 7:09 PM |
| 456 | historic preservation | 10/21/2021 5:08 PM |
| 457 | Planned | 10/21/2021 5:01 PM |
| 458 | Leaving | 10/21/2021 4:57 PM |
| 459 | Timeline | 10/21/2021 4:34 PM |
| 460 | Assist | 10/21/2021 4:25 PM |
| 461 | Village | 10/21/2021 4:17 PM |

Community Survey

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|-----|--|---------------------|
| 462 | nomorehotels | 10/21/2021 3:44 PM |
| 463 | Natural | 10/21/2021 3:17 PM |
| 464 | outdoors | 10/21/2021 2:49 PM |
| 465 | Welcoming/respectful | 10/21/2021 2:31 PM |
| 466 | Green | 10/21/2021 1:56 PM |
| 467 | Visionary | 10/21/2021 1:49 PM |
| 468 | affordable | 10/21/2021 1:30 PM |
| 469 | affordable | 10/21/2021 12:55 PM |
| 470 | Adequate housing 4 workers | 10/21/2021 12:50 PM |
| 471 | Small business | 10/21/2021 12:48 PM |
| 472 | Forward-thinking | 10/21/2021 12:44 PM |
| 473 | Improvement | 10/21/2021 12:27 PM |
| 474 | Small town feel | 10/21/2021 12:26 PM |
| 475 | Families | 10/21/2021 12:15 PM |
| 476 | Na | 10/21/2021 12:11 PM |
| 477 | History | 10/21/2021 12:10 PM |
| 478 | Recreation | 10/21/2021 11:55 AM |
| 479 | Economics | 10/21/2021 11:43 AM |
| 480 | Government | 10/21/2021 11:35 AM |
| 481 | Conservation | 10/21/2021 10:51 AM |
| 482 | community: diverse culture/economic population | 10/21/2021 10:22 AM |
| 483 | Economy | 10/21/2021 9:27 AM |
| 484 | infrastructure | 10/21/2021 8:48 AM |
| 485 | environmental | 10/21/2021 8:17 AM |
| 486 | Roads | 10/21/2021 5:25 AM |
| 487 | Diversity | 10/21/2021 4:42 AM |
| 488 | green | 10/20/2021 10:05 PM |
| 489 | forward thinking | 10/20/2021 9:35 PM |
| 490 | Culture | 10/20/2021 8:50 PM |
| 491 | Community respect | 10/20/2021 7:19 PM |
| 492 | Recreation | 10/20/2021 7:18 PM |
| 493 | Town | 10/20/2021 7:14 PM |
| 494 | Accessible | 10/20/2021 7:01 PM |
| 495 | Protection | 10/20/2021 6:31 PM |
| 496 | Accessible | 10/20/2021 5:42 PM |
| 497 | Protect Environment | 10/20/2021 5:42 PM |
| 498 | No box stores | 10/20/2021 5:28 PM |
| 499 | conservation | 10/20/2021 5:04 PM |

Community Survey

| | | |
|-----|---|---------------------|
| 500 | access to recreation | 10/20/2021 5:04 PM |
| 501 | Community | 10/20/2021 4:04 PM |
| 502 | Reliable cable/internet & cell is a necessity | 10/20/2021 3:02 PM |
| 503 | Respect for summer residents | 10/20/2021 2:14 PM |
| 504 | Recreation options | 10/20/2021 1:45 PM |
| 505 | Family | 10/20/2021 1:42 PM |
| 506 | Quaint | 10/20/2021 1:21 PM |
| 507 | Character | 10/20/2021 1:05 PM |
| 508 | Future | 10/20/2021 12:53 PM |
| 509 | Relaxation | 10/20/2021 11:24 AM |
| 510 | indoorpool | 10/20/2021 11:16 AM |
| 511 | opportunity | 10/20/2021 10:47 AM |
| 512 | Community | 10/20/2021 10:07 AM |
| 513 | Money | 10/20/2021 10:01 AM |
| 514 | beautiful | 10/20/2021 9:21 AM |
| 515 | Nature/Beach | 10/20/2021 9:11 AM |
| 516 | No more development | 10/20/2021 9:10 AM |
| 517 | Open space | 10/20/2021 8:56 AM |
| 518 | recreation | 10/20/2021 8:48 AM |
| 519 | Great place to live | 10/19/2021 11:15 PM |
| 520 | Recreation | 10/19/2021 10:31 PM |
| 521 | Eco-conscious | 10/19/2021 9:02 PM |
| 522 | Affordable | 10/19/2021 8:27 PM |
| 523 | Stylish | 10/19/2021 8:06 PM |
| 524 | Treasure | 10/19/2021 7:29 PM |
| 525 | Quaint | 10/19/2021 6:20 PM |
| 526 | Appreciation | 10/19/2021 6:18 PM |
| 527 | A | 10/19/2021 5:41 PM |
| 528 | Fun | 10/19/2021 5:15 PM |
| 529 | Improve cell phone access. | 10/19/2021 4:44 PM |
| 530 | Vacationland | 10/19/2021 4:41 PM |
| 531 | Family | 10/19/2021 4:16 PM |
| 532 | diversity | 10/19/2021 3:39 PM |
| 533 | Peaceful | 10/19/2021 3:18 PM |
| 534 | clean | 10/19/2021 2:54 PM |
| 535 | Not a retirement community | 10/19/2021 2:54 PM |
| 536 | Roads | 10/19/2021 1:53 PM |
| 537 | Proactive Managing Climate Change Impact | 10/19/2021 1:27 PM |

Community Survey

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|-----|--|---------------------|
| 538 | Supportive | 10/19/2021 1:19 PM |
| 539 | Growth | 10/19/2021 1:00 PM |
| 540 | Simple | 10/19/2021 12:44 PM |
| 541 | multi-generational activity support | 10/19/2021 12:42 PM |
| 542 | desirable | 10/19/2021 12:22 PM |
| 543 | utilize vacant buildings in town. no more banks! | 10/19/2021 11:54 AM |
| 544 | conservation | 10/19/2021 11:38 AM |
| 545 | fairness | 10/19/2021 11:34 AM |
| 546 | Diverse | 10/19/2021 11:31 AM |
| 547 | Reasonable | 10/19/2021 11:21 AM |
| 548 | Quiet | 10/19/2021 11:17 AM |
| 549 | more grocery store options | 10/19/2021 11:04 AM |
| 550 | ROI | 10/19/2021 10:54 AM |
| 551 | Protected | 10/19/2021 10:19 AM |
| 552 | Pride | 10/19/2021 10:12 AM |
| 553 | Liveability | 10/19/2021 9:57 AM |
| 554 | New | 10/19/2021 9:44 AM |
| 555 | Growth | 10/19/2021 9:40 AM |
| 556 | Road maintenance | 10/19/2021 9:25 AM |
| 557 | Safety | 10/19/2021 9:11 AM |
| 558 | Trust: | 10/19/2021 8:40 AM |
| 559 | full-time residents | 10/19/2021 8:17 AM |
| 560 | Attractive | 10/19/2021 8:09 AM |
| 561 | affordability | 10/19/2021 7:55 AM |
| 562 | Open land | 10/19/2021 7:44 AM |
| 563 | Expand | 10/19/2021 7:42 AM |
| 564 | Safe | 10/19/2021 6:19 AM |
| 565 | People from away - stop changing us! | 10/19/2021 6:16 AM |
| 566 | Modern | 10/19/2021 5:51 AM |
| 567 | Accommodating | 10/19/2021 5:43 AM |
| 568 | Storybook | 10/19/2021 4:20 AM |
| 569 | Renovation | 10/19/2021 1:01 AM |
| 570 | Protect | 10/18/2021 10:33 PM |
| 571 | Friendly | 10/18/2021 10:32 PM |
| 572 | Forward-looking | 10/18/2021 9:43 PM |
| 573 | small town character | 10/18/2021 9:41 PM |
| 574 | Net zero multi-generational co-housing | 10/18/2021 9:05 PM |
| 575 | Small Town Feeling | 10/18/2021 8:55 PM |

Community Survey

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|-----|--|---------------------|
| 576 | safe | 10/18/2021 8:42 PM |
| 577 | Clean | 10/18/2021 8:26 PM |
| 578 | Responsible | 10/18/2021 8:16 PM |
| 579 | Sustainable | 10/18/2021 7:47 PM |
| 580 | recreation | 10/18/2021 7:39 PM |
| 581 | Kids | 10/18/2021 7:11 PM |
| 582 | desirable | 10/18/2021 7:04 PM |
| 583 | Protect historic properties | 10/18/2021 6:57 PM |
| 584 | More economic development | 10/18/2021 6:56 PM |
| 585 | land conservation | 10/18/2021 6:44 PM |
| 586 | Tolerant | 10/18/2021 6:27 PM |
| 587 | Keep balance in community so everyone gets along | 10/18/2021 6:22 PM |
| 588 | Preservation | 10/18/2021 6:08 PM |
| 589 | Restrict motel enlargement, imposing on abudders | 10/18/2021 6:05 PM |
| 590 | safe | 10/18/2021 5:36 PM |
| 591 | Family | 10/18/2021 5:36 PM |
| 592 | Overnight parking | 10/18/2021 5:16 PM |
| 593 | Clean environment | 10/18/2021 5:15 PM |
| 594 | Protective | 10/18/2021 5:07 PM |
| 595 | Beauty | 10/18/2021 4:53 PM |
| 596 | Develop single story housing and workforce housing | 10/18/2021 4:41 PM |
| 597 | schools | 10/18/2021 4:40 PM |
| 598 | Taxes so we can afford to stay here | 10/18/2021 4:28 PM |
| 599 | Preservation of natural resources | 10/18/2021 3:54 PM |
| 600 | protect | 10/18/2021 3:28 PM |
| 601 | quality services | 10/18/2021 3:24 PM |
| 602 | Social | 10/18/2021 2:58 PM |
| 603 | Preservation | 10/18/2021 2:46 PM |
| 604 | Improve sidewalks. | 10/18/2021 2:45 PM |
| 605 | Sell unused land/buildings | 10/18/2021 2:35 PM |
| 606 | Healthy | 10/18/2021 1:57 PM |
| 607 | Expand water and sewer on Rogers Road | 10/18/2021 1:50 PM |
| 608 | Diverse | 10/18/2021 1:28 PM |
| 609 | Engaged community | 10/18/2021 1:21 PM |
| 610 | safe | 10/18/2021 1:10 PM |
| 611 | Tradition | 10/18/2021 12:31 PM |
| 612 | Peaceful | 10/18/2021 11:58 AM |
| 613 | Sidewalks | 10/18/2021 11:55 AM |

Community Survey

| | | |
|-----|--|---------------------|
| 614 | Establishing housing standards | 10/18/2021 11:43 AM |
| 615 | affordable housing | 10/18/2021 11:37 AM |
| 616 | Small | 10/18/2021 11:36 AM |
| 617 | Environmental | 10/18/2021 11:24 AM |
| 618 | together | 10/18/2021 11:20 AM |
| 619 | Proactive-protection | 10/18/2021 11:03 AM |
| 620 | quaint | 10/18/2021 10:56 AM |
| 621 | Quality | 10/18/2021 10:38 AM |
| 622 | Clean | 10/18/2021 10:20 AM |
| 623 | Utilized | 10/18/2021 9:30 AM |
| 624 | Diversity | 10/18/2021 9:27 AM |
| 625 | Recreation | 10/18/2021 9:26 AM |
| 626 | A | 10/18/2021 9:24 AM |
| 627 | Professional | 10/18/2021 9:20 AM |
| 628 | Character | 10/18/2021 9:10 AM |
| 629 | Creating a safe bicycle lane along the beach | 10/18/2021 9:10 AM |
| 630 | sustainable | 10/18/2021 9:00 AM |
| 631 | Identity | 10/18/2021 8:54 AM |
| 632 | Community | 10/18/2021 8:40 AM |
| 633 | Recreational | 10/18/2021 8:06 AM |
| 634 | sustainability | 10/18/2021 8:02 AM |
| 635 | Decongestion | 10/18/2021 7:51 AM |
| 636 | peaceful | 10/18/2021 6:46 AM |
| 637 | Safe | 10/18/2021 12:55 AM |
| 638 | Well managed | 10/18/2021 12:12 AM |
| 639 | Safe | 10/17/2021 9:14 PM |
| 640 | town and schools working together | 10/17/2021 9:14 PM |
| 641 | Small town feel | 10/17/2021 8:47 PM |
| 642 | Attractive | 10/17/2021 8:45 PM |
| 643 | Historic | 10/17/2021 8:40 PM |
| 644 | Workers | 10/17/2021 8:36 PM |
| 645 | Inclusive | 10/17/2021 8:36 PM |
| 646 | Responsive | 10/17/2021 8:34 PM |
| 647 | Liveability | 10/17/2021 8:33 PM |
| 648 | Maintaining Beauty | 10/17/2021 8:12 PM |
| 649 | Stewardship | 10/17/2021 7:48 PM |
| 650 | Caring for community | 10/17/2021 7:44 PM |
| 651 | Community focus | 10/17/2021 7:40 PM |

Community Survey

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|-----|------------------------------|--------------------|
| 652 | Improve SCHOOLS!!!! #1 | 10/17/2021 6:40 PM |
| 653 | Youthwork | 10/17/2021 6:35 PM |
| 654 | Stability | 10/17/2021 6:20 PM |
| 655 | preserve | 10/17/2021 5:59 PM |
| 656 | young | 10/17/2021 5:52 PM |
| 657 | diversity of housing | 10/17/2021 5:51 PM |
| 658 | center | 10/17/2021 5:45 PM |
| 659 | Preserved natural resources | 10/17/2021 5:32 PM |
| 660 | Preservation | 10/17/2021 5:31 PM |
| 661 | Unity | 10/17/2021 5:25 PM |
| 662 | Friendly | 10/17/2021 5:23 PM |
| 663 | Ocean | 10/17/2021 4:51 PM |
| 664 | Recreational opportunities | 10/17/2021 4:50 PM |
| 665 | Beautiful | 10/17/2021 4:37 PM |
| 666 | Business friendly | 10/17/2021 4:23 PM |
| 667 | Responsible | 10/17/2021 3:58 PM |
| 668 | Friendly | 10/17/2021 3:50 PM |
| 669 | Preserve | 10/17/2021 3:39 PM |
| 670 | Not more developed | 10/17/2021 3:36 PM |
| 671 | uncrowded | 10/17/2021 3:26 PM |
| 672 | historic | 10/17/2021 3:20 PM |
| 673 | Decreasing summer congestion | 10/17/2021 3:19 PM |
| 674 | sewage | 10/17/2021 3:19 PM |
| 675 | visionary | 10/17/2021 3:16 PM |
| 676 | Traffic | 10/17/2021 3:05 PM |
| 677 | sidewalks | 10/17/2021 3:03 PM |
| 678 | Affordable | 10/17/2021 3:03 PM |
| 679 | Careful | 10/17/2021 2:57 PM |
| 680 | fun | 10/17/2021 2:43 PM |
| 681 | Modern | 10/17/2021 2:32 PM |
| 682 | Healthful | 10/17/2021 2:20 PM |
| 683 | cccccc | 10/17/2021 2:17 PM |
| 684 | Infrastructure | 10/17/2021 2:15 PM |
| 685 | Welcoming | 10/17/2021 1:55 PM |
| 686 | ? | 10/17/2021 1:47 PM |
| 687 | Time sensitive | 10/17/2021 1:30 PM |
| 688 | Services | 10/17/2021 1:27 PM |
| 689 | Preserve local businesses | 10/17/2021 1:27 PM |

Community Survey

| | | |
|-----|---------------------------------|---------------------|
| 690 | welcoming | 10/17/2021 12:54 PM |
| 691 | Manage | 10/17/2021 12:23 PM |
| 692 | Affordable | 10/17/2021 12:21 PM |
| 693 | Expand residents parking | 10/17/2021 12:17 PM |
| 694 | Progressive | 10/17/2021 12:15 PM |
| 695 | Friendly | 10/17/2021 12:02 PM |
| 696 | Livability | 10/17/2021 11:58 AM |
| 697 | less houses, more woods | 10/17/2021 11:45 AM |
| 698 | Protection of natural resources | 10/17/2021 11:43 AM |
| 699 | Focused | 10/17/2021 11:23 AM |
| 700 | collaborative and open dialog | 10/17/2021 11:07 AM |
| 701 | Accessible | 10/17/2021 10:57 AM |
| 702 | Equality | 10/17/2021 10:51 AM |
| 703 | Enhance | 10/17/2021 10:32 AM |
| 704 | Promote our recreational draw | 10/17/2021 10:31 AM |
| 705 | Healthy | 10/17/2021 10:29 AM |
| 706 | Protect | 10/17/2021 10:21 AM |
| 707 | quiet and quaint | 10/17/2021 10:18 AM |
| 708 | fairness | 10/17/2021 10:10 AM |
| 709 | Sidewalks | 10/17/2021 10:03 AM |
| 710 | community | 10/17/2021 9:39 AM |
| 711 | Respectful | 10/17/2021 9:20 AM |
| 712 | eco-concious | 10/17/2021 8:35 AM |
| 713 | crosswalks | 10/17/2021 8:15 AM |
| 714 | History | 10/17/2021 8:15 AM |
| 715 | Community | 10/17/2021 8:05 AM |
| 716 | N/a | 10/17/2021 7:54 AM |
| 717 | bicycle friendly | 10/17/2021 7:42 AM |
| 718 | Holistic | 10/17/2021 7:23 AM |
| 719 | Protect our environment | 10/17/2021 7:15 AM |
| 720 | safe | 10/17/2021 6:21 AM |
| 721 | Maintain roads and sidewalks | 10/17/2021 3:09 AM |
| 722 | Open spaces | 10/17/2021 1:57 AM |
| 723 | A little more retail choices | 10/17/2021 12:55 AM |
| 724 | Character | 10/16/2021 11:44 PM |
| 725 | Supportive | 10/16/2021 11:12 PM |
| 726 | Home | 10/16/2021 10:24 PM |
| 727 | Character | 10/16/2021 9:14 PM |

Community Survey

| | | |
|-----|---|---------------------|
| 728 | Beauty | 10/16/2021 9:01 PM |
| 729 | protect natural resources | 10/16/2021 8:44 PM |
| 730 | Retail growth | 10/16/2021 8:43 PM |
| 731 | Transportation | 10/16/2021 8:08 PM |
| 732 | Remove "by order of police" signs Kingsbury | 10/16/2021 8:01 PM |
| 733 | Beauty | 10/16/2021 7:43 PM |
| 734 | Maintain | 10/16/2021 7:29 PM |
| 735 | history | 10/16/2021 6:56 PM |
| 736 | Efficient | 10/16/2021 6:49 PM |
| 737 | More low income housing | 10/16/2021 6:46 PM |
| 738 | self-sufficiency | 10/16/2021 6:24 PM |
| 739 | lower r/e taxces | 10/16/2021 6:18 PM |
| 740 | Clean beaches | 10/16/2021 6:08 PM |
| 741 | Prosperity | 10/16/2021 6:07 PM |
| 742 | Family atmosphere | 10/16/2021 6:05 PM |
| 743 | opportunity | 10/16/2021 5:51 PM |
| 744 | Reflect values of town residents | 10/16/2021 5:51 PM |
| 745 | Gathering | 10/16/2021 5:38 PM |
| 746 | Options | 10/16/2021 5:37 PM |
| 747 | Welcoming | 10/16/2021 4:40 PM |
| 748 | comfort | 10/16/2021 4:31 PM |
| 749 | Safe | 10/16/2021 4:31 PM |
| 750 | Maine Treasure | 10/16/2021 4:30 PM |
| 751 | Forward thinking | 10/16/2021 4:22 PM |
| 752 | Value property owners' rights | 10/16/2021 4:18 PM |
| 753 | Nature | 10/16/2021 4:14 PM |
| 754 | Quality | 10/16/2021 4:00 PM |
| 755 | accessible | 10/16/2021 3:40 PM |
| 756 | Expand recreation | 10/16/2021 3:35 PM |
| 757 | Quaint | 10/16/2021 3:21 PM |
| 758 | Quiet | 10/16/2021 3:16 PM |
| 759 | Historic preservation | 10/16/2021 2:55 PM |
| 760 | Innovative | 10/16/2021 11:20 AM |
| 761 | family oriented place to live year round. | 10/16/2021 11:18 AM |
| 762 | Tolerance | 10/16/2021 11:05 AM |
| 763 | Beaches | 10/16/2021 10:43 AM |
| 764 | small town living | 10/16/2021 10:28 AM |
| 765 | Realistic | 10/16/2021 10:27 AM |

Community Survey

| | | |
|-----|-------------------------------------|---------------------|
| 766 | Community | 10/16/2021 10:18 AM |
| 767 | Don't build near short sands rd | 10/16/2021 10:17 AM |
| 768 | fun | 10/16/2021 10:14 AM |
| 769 | Resources | 10/16/2021 9:56 AM |
| 770 | Aware | 10/16/2021 9:53 AM |
| 771 | Neighborly | 10/16/2021 9:51 AM |
| 772 | Improve school system | 10/16/2021 9:46 AM |
| 773 | Affordable taxes | 10/16/2021 9:38 AM |
| 774 | Undeveloped | 10/16/2021 9:36 AM |
| 775 | Uncongested | 10/16/2021 9:23 AM |
| 776 | Safe | 10/16/2021 9:22 AM |
| 777 | Need a long term vision to beautify | 10/16/2021 9:22 AM |
| 778 | Support | 10/16/2021 9:22 AM |
| 779 | Dumb question | 10/16/2021 9:12 AM |
| 780 | management | 10/16/2021 9:12 AM |
| 781 | Low density | 10/16/2021 9:05 AM |
| 782 | Affordability | 10/16/2021 9:04 AM |
| 783 | Openness | 10/16/2021 8:53 AM |
| 784 | Historic | 10/16/2021 8:51 AM |
| 785 | cooperative | 10/16/2021 8:48 AM |
| 786 | Affordable | 10/16/2021 8:46 AM |
| 787 | Clean | 10/16/2021 8:45 AM |
| 788 | Fun | 10/16/2021 8:40 AM |
| 789 | Family | 10/16/2021 8:37 AM |
| 790 | updates | 10/16/2021 8:26 AM |
| 791 | growth | 10/16/2021 8:17 AM |
| 792 | destination | 10/16/2021 7:50 AM |
| 793 | Limit development | 10/16/2021 7:39 AM |
| 794 | Safety | 10/16/2021 7:26 AM |
| 795 | Acceptance | 10/16/2021 12:17 AM |
| 796 | Smaller lot sizes | 10/15/2021 11:07 PM |
| 797 | quite | 10/15/2021 10:50 PM |
| 798 | Affordable Housing | 10/15/2021 10:34 PM |
| 799 | enhance | 10/15/2021 10:20 PM |
| 800 | Activity | 10/15/2021 9:40 PM |
| 801 | Innovative but responsible | 10/15/2021 9:36 PM |
| 802 | High standards | 10/15/2021 9:24 PM |
| 803 | walkable | 10/15/2021 8:56 PM |

Community Survey

| | | |
|-----|---|--------------------|
| 804 | Maintenance | 10/15/2021 8:47 PM |
| 805 | question | 10/15/2021 8:26 PM |
| 806 | More beach parking- finish sidewalks | 10/15/2021 8:07 PM |
| 807 | Don't build more motels | 10/15/2021 8:05 PM |
| 808 | growth | 10/15/2021 7:56 PM |
| 809 | Re-evaluate school invasive power | 10/15/2021 7:47 PM |
| 810 | Attractive | 10/15/2021 7:39 PM |
| 811 | Friendliness | 10/15/2021 7:39 PM |
| 812 | Green energy improvements | 10/15/2021 7:32 PM |
| 813 | Tranquility | 10/15/2021 7:14 PM |
| 814 | Respect | 10/15/2021 7:14 PM |
| 815 | Beach traffic | 10/15/2021 7:13 PM |
| 816 | Construct YMCA type facility for Town youth | 10/15/2021 7:13 PM |
| 817 | Accessible | 10/15/2021 7:12 PM |
| 818 | Quaint | 10/15/2021 7:00 PM |
| 819 | Social | 10/15/2021 6:59 PM |
| 820 | Family | 10/15/2021 6:50 PM |
| 821 | Worded | 10/15/2021 6:34 PM |
| 822 | Love its Character | 10/15/2021 6:26 PM |
| 823 | equitable | 10/15/2021 6:23 PM |
| 824 | Keepservicesinvillage | 10/15/2021 6:22 PM |
| 825 | Sustainability | 10/15/2021 6:06 PM |
| 826 | Quaint | 10/15/2021 5:56 PM |
| 827 | Prosperity | 10/15/2021 5:54 PM |
| 828 | Clean beaches | 10/15/2021 5:24 PM |
| 829 | Access to natural resources | 10/15/2021 5:21 PM |
| 830 | House | 10/15/2021 5:18 PM |
| 831 | friendly | 10/15/2021 5:15 PM |
| 832 | Town | 10/15/2021 5:11 PM |
| 833 | Beach | 10/15/2021 5:11 PM |
| 834 | Public toilets | 10/15/2021 5:08 PM |
| 835 | Family friendly | 10/15/2021 5:02 PM |
| 836 | transportation | 10/15/2021 4:58 PM |
| 837 | Beautiful | 10/15/2021 4:57 PM |
| 838 | pipeline | 10/15/2021 4:52 PM |
| 839 | Less | 10/15/2021 4:39 PM |
| 840 | Changes | 10/15/2021 4:38 PM |
| 841 | Better | 10/15/2021 4:28 PM |

Community Survey

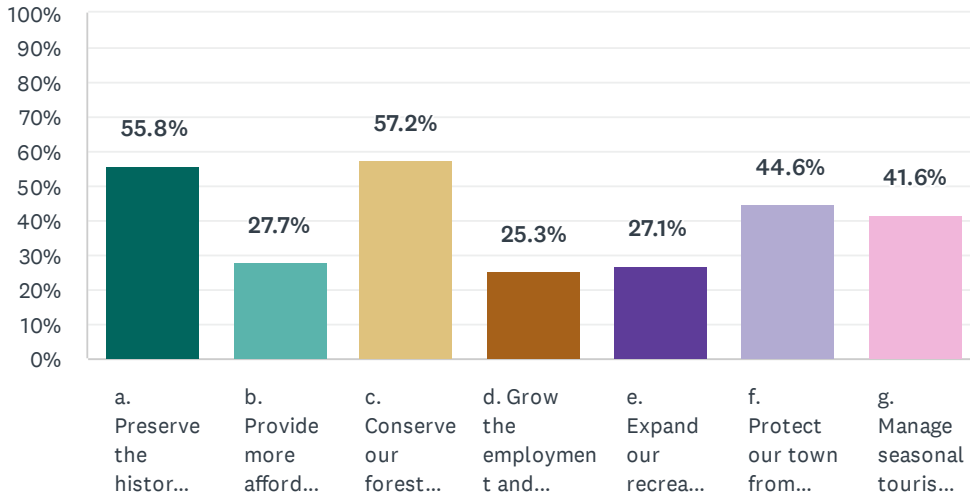
| | | |
|-----|---|---------------------|
| 842 | Simplified regulations | 10/15/2021 4:26 PM |
| 843 | is | 10/15/2021 4:23 PM |
| 844 | harbor | 10/15/2021 4:22 PM |
| 845 | Answer | 10/15/2021 4:22 PM |
| 846 | LowDensity | 10/15/2021 4:12 PM |
| 847 | responsibility | 10/15/2021 4:11 PM |
| 848 | You | 10/15/2021 4:07 PM |
| 849 | Growth | 10/15/2021 3:59 PM |
| 850 | Thriving | 10/15/2021 3:50 PM |
| 851 | preservation | 10/15/2021 3:45 PM |
| 852 | Appreciate the differences in our community | 10/15/2021 3:42 PM |
| 853 | non-Marxist | 10/15/2021 3:40 PM |
| 854 | Relaxation | 10/15/2021 3:35 PM |
| 855 | Build a dog park | 10/15/2021 3:18 PM |
| 856 | Activity | 10/15/2021 3:17 PM |
| 857 | Offer recreational services | 10/15/2021 3:02 PM |
| 858 | historic | 10/15/2021 3:01 PM |
| 859 | Chain stores | 10/15/2021 2:49 PM |
| 860 | Destination | 10/15/2021 2:36 PM |
| 861 | affordable housing | 10/15/2021 2:13 PM |
| 862 | LessGovernment | 10/15/2021 2:12 PM |
| 863 | Me | 10/15/2021 2:11 PM |
| 864 | Protection | 10/15/2021 2:05 PM |
| 865 | Growth | 10/15/2021 2:03 PM |
| 866 | Diversity | 10/15/2021 1:52 PM |
| 867 | no winter development for tourists | 10/15/2021 1:39 PM |
| 868 | Sidewalks on highly used roads | 10/15/2021 1:27 PM |
| 869 | Stop wasting money on climate change | 10/15/2021 1:15 PM |
| 870 | Environment | 10/15/2021 1:01 PM |
| 871 | Resources | 10/15/2021 12:58 PM |
| 872 | State | 10/15/2021 12:57 PM |
| 873 | Where are the bike lanes on Mountain Road | 10/15/2021 12:54 PM |
| 874 | Maine beauty needs to be enhanced | 10/15/2021 12:51 PM |
| 875 | Maintain historic nature | 10/15/2021 12:38 PM |
| 876 | BetterQualityFood | 10/15/2021 12:34 PM |
| 877 | Accessible to ALL income groups | 10/15/2021 12:29 PM |
| 878 | Safety | 10/15/2021 12:28 PM |
| 879 | matter | 10/15/2021 12:18 PM |

Community Survey

| | | |
|-----|------------------------------------|---------------------|
| 880 | beautiful | 10/15/2021 12:13 PM |
| 881 | Safe | 10/15/2021 12:11 PM |
| 882 | Independence | 10/15/2021 12:08 PM |
| 883 | Maine. Do NOT become Massachusetts | 10/15/2021 12:03 PM |
| 884 | History | 10/15/2021 12:02 PM |
| 885 | Beautiful | 10/15/2021 11:59 AM |
| 886 | RECALLSELECTMEN | 10/15/2021 11:40 AM |
| 887 | History | 10/15/2021 11:09 AM |
| 888 | Natural Resources | 10/15/2021 10:52 AM |
| 889 | tourism | 10/15/2021 10:32 AM |
| 890 | Know | 10/15/2021 9:06 AM |
| 891 | Beaches | 10/15/2021 8:48 AM |
| 892 | BIKETRAILS | 10/15/2021 8:20 AM |
| 893 | conservative | 10/15/2021 7:52 AM |
| 894 | Welcoming | 10/15/2021 7:45 AM |
| 895 | Family | 10/15/2021 7:21 AM |
| 896 | Beautify | 10/14/2021 6:52 PM |

Q34 Overall Priorities While the Comp Plan will address many aspects of life in York, we would like a sense of your overall priorities for the Plan. Knowing what is most important to residents helps prioritize actions and expenditure of resources. 34. Which of the following possible Comp Plan priorities are most important to you? (select up to 3)

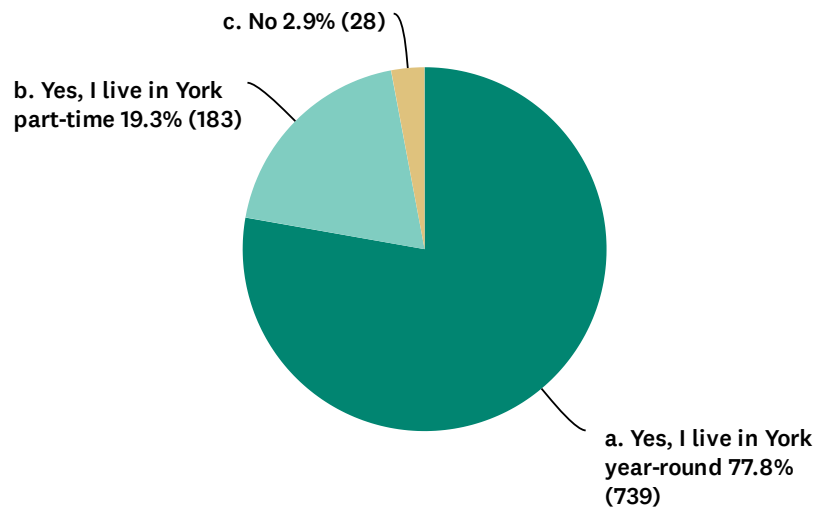
Answered: 950 Skipped: 213



| ANSWER CHOICES | RESPONSES |
|--|-----------|
| a. Preserve the historic character, buildings, and spaces of York. | 55.8% 530 |
| b. Provide more affordable housing and variety of housing types. | 27.7% 263 |
| c. Conserve our forests, open space, and land. | 57.2% 543 |
| d. Grow the employment and commercial tax base of the town. | 25.3% 240 |
| e. Expand our recreational resources and opportunities. | 27.1% 257 |
| f. Protect our town from impacts of climate change (sea level rise, flooding, loss of property value, extreme heat, and loss of forests/land, etc.). | 44.6% 424 |
| g. Manage seasonal tourism impacts, such as traffic congestion, parking, access to services, etc. | 41.6% 395 |
| Total Respondents: 950 | |

Q35 Tell us about yourself! 35. Do you live in York?

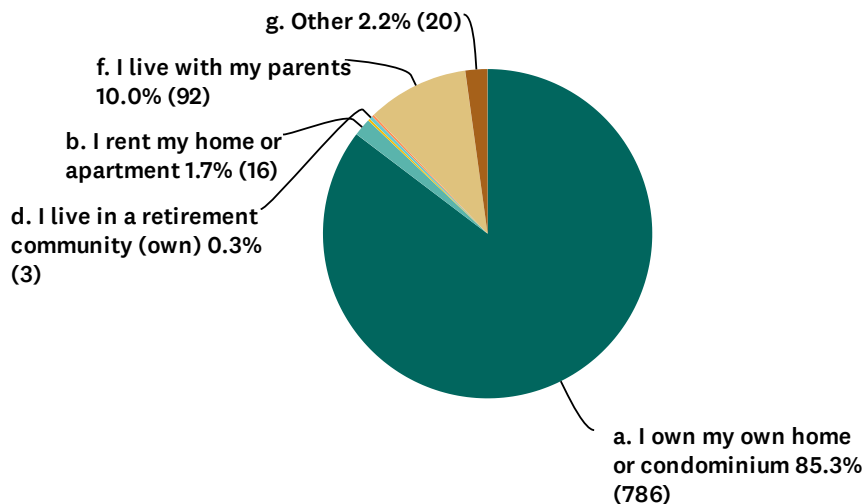
Answered: 950 Skipped: 213



| ANSWER CHOICES | RESPONSES | |
|-----------------------------------|-----------|------------|
| a. Yes, I live in York year-round | 77.8% | 739 |
| b. Yes, I live in York part-time | 19.3% | 183 |
| c. No | 2.9% | 28 |
| TOTAL | | 950 |

Q36 36. Tell us about your living situation (select one)

Answered: 921 Skipped: 242



| ANSWER CHOICES | RESPONSES | |
|--|-----------|------------|
| a. I own my own home or condominium | 85.3% | 786 |
| b. I rent my home or apartment | 1.7% | 16 |
| c. I live in a retirement community (rent) | 0.2% | 2 |
| d. I live in a retirement community (own) | 0.3% | 3 |
| e. I rent a room | 0.2% | 2 |
| f. I live with my parents | 10.0% | 92 |
| g. Other | 2.2% | 20 |
| TOTAL | | 921 |

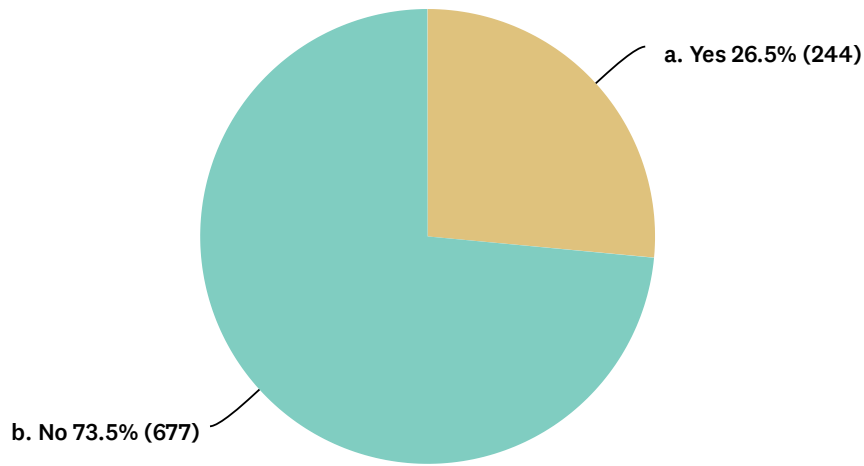
| # | G. OTHER | DATE |
|----|--|---------------------|
| 1 | It was really tough getting to this point. | 11/1/2021 2:01 AM |
| 2 | Own a trailer park and live on property | 10/31/2021 11:19 AM |
| 3 | I live in a home wholly owned by my wife | 10/30/2021 3:59 PM |
| 4 | My home/ sanctuary is threatened by hazardous, unplanned telecom facility placements | 10/29/2021 8:27 PM |
| 5 | Seasonal trailer community | 10/27/2021 3:50 PM |
| 6 | I am a kid living with my family. | 10/23/2021 6:45 PM |
| 7 | I am a teen living with my parents | 10/22/2021 1:53 PM |
| 8 | I live with my entire family (I'm a young teen) | 10/22/2021 11:45 AM |
| 9 | I dint feel comfortabke sharing this | 10/22/2021 9:44 AM |
| 10 | Rent winter rental. Can not find year round housing | 10/19/2021 7:12 PM |

Community Survey

| | | |
|----|--|---------------------|
| 11 | I live in town 5 1/2 months during the warmer months. | 10/19/2021 2:56 PM |
| 12 | Camp Eaton | 10/19/2021 12:44 PM |
| 13 | Flaggs RV Park | 10/18/2021 10:04 AM |
| 14 | Live with daughters family. | 10/17/2021 8:38 PM |
| 15 | I have a fractional ownership at York Beach Residence Club. | 10/17/2021 12:22 PM |
| 16 | I live with family. Five of us in a 2 bedroom home. | 10/16/2021 6:47 PM |
| 17 | Winter rental condo & RV | 10/16/2021 10:45 AM |
| 18 | I live with my partner who owns a home. I pay 'rent' to chip in. | 10/16/2021 10:19 AM |
| 19 | Seasonal | 10/16/2021 8:46 AM |
| 20 | Land owner | 10/15/2021 2:37 PM |

Q37 37. Do you currently have children under age 18 living at home?

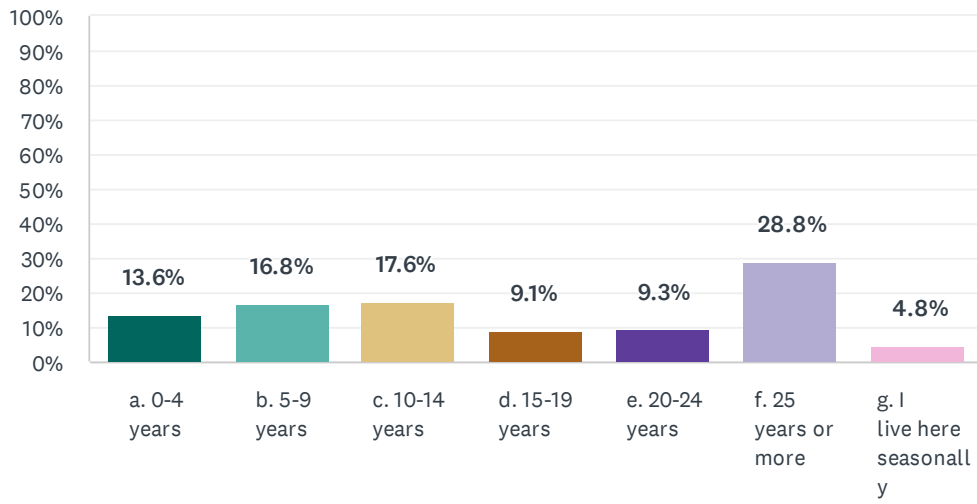
Answered: 921 Skipped: 242



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| a. Yes | 26.5% | 244 |
| b. No | 73.5% | 677 |
| TOTAL | | 921 |

Q38 38. How long have you lived in York? (select one)

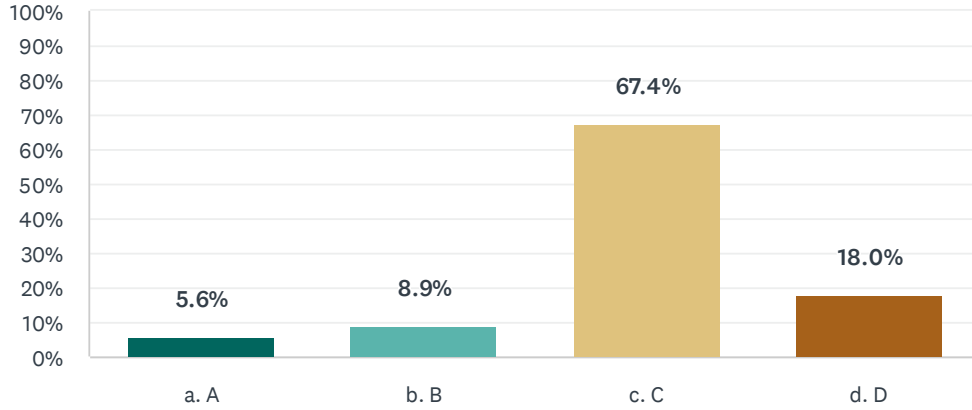
Answered: 921 Skipped: 242



| ANSWER CHOICES | RESPONSES | |
|---------------------------|-----------|------------|
| a. 0-4 years | 13.6% | 125 |
| b. 5-9 years | 16.8% | 155 |
| c. 10-14 years | 17.6% | 162 |
| d. 15-19 years | 9.1% | 84 |
| e. 20-24 years | 9.3% | 86 |
| f. 25 years or more | 28.8% | 265 |
| g. I live here seasonally | 4.8% | 44 |
| TOTAL | | 921 |

Q39 39. Where do you live? Please choose the letter corresponding to your area of residence on the map.

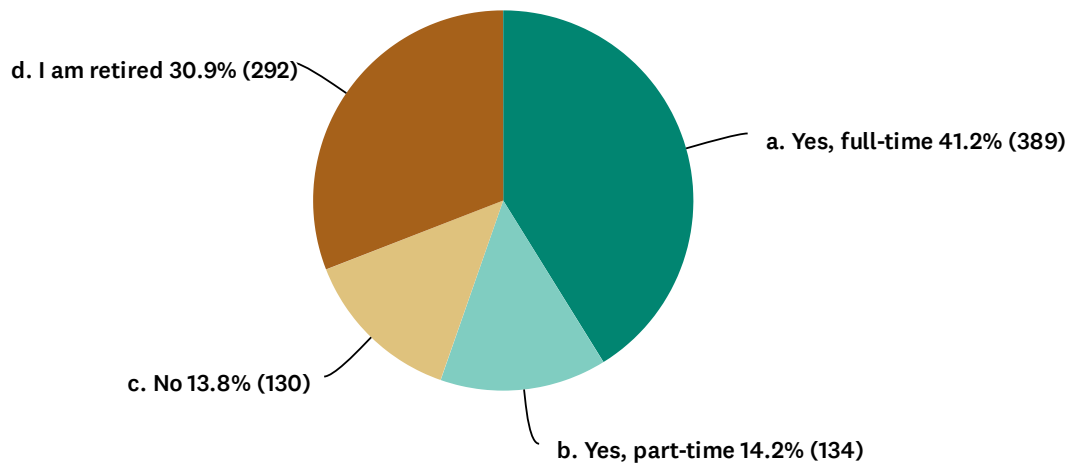
Answered: 921 Skipped: 242



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| a. A | 5.6% | 52 |
| b. B | 8.9% | 82 |
| c. C | 67.4% | 621 |
| d. D | 18.0% | 166 |
| TOTAL | | 921 |

Q40 40. Do you work either full or part time? (select one)

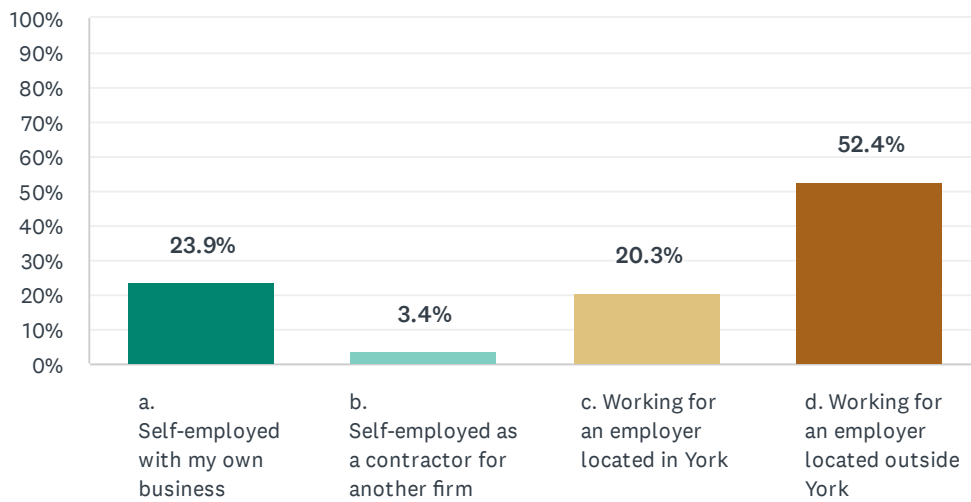
Answered: 945 Skipped: 218



| ANSWER CHOICES | RESPONSES | |
|-------------------|-----------|-----|
| a. Yes, full-time | 41.2% | 389 |
| b. Yes, part-time | 14.2% | 134 |
| c. No | 13.8% | 130 |
| d. I am retired | 30.9% | 292 |
| TOTAL | | 945 |

Q41 41. What best describes your work situation: (select one)

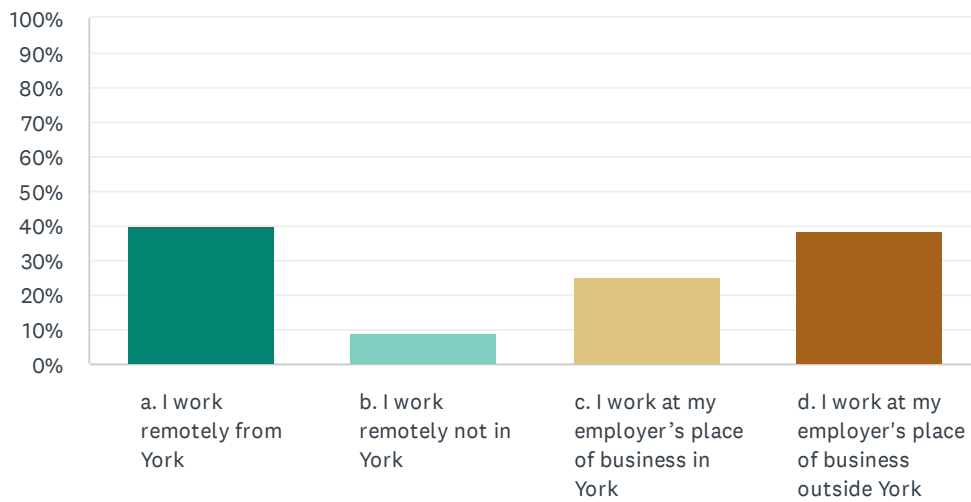
Answered: 523 Skipped: 640



| ANSWER CHOICES | RESPONSES | |
|---|-----------|------------|
| a. Self-employed with my own business | 23.9% | 125 |
| b. Self-employed as a contractor for another firm | 3.4% | 18 |
| c. Working for an employer located in York | 20.3% | 106 |
| d. Working for an employer located outside York | 52.4% | 274 |
| TOTAL | | 523 |

Q42 42. Tell us more about your work: (select all that apply)

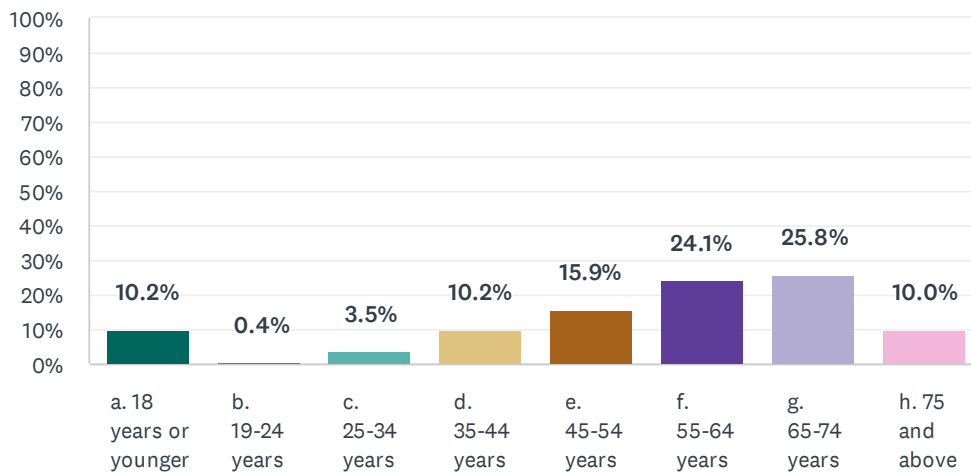
Answered: 523 Skipped: 640



| ANSWER CHOICES | RESPONSES | |
|---|-----------|-----|
| a. I work remotely from York | 40.2% | 210 |
| b. I work remotely not in York | 9.2% | 48 |
| c. I work at my employer's place of business in York | 25.0% | 131 |
| d. I work at my employer's place of business outside York | 38.6% | 202 |
| Total Respondents: 523 | | |

Q43 43. What is your age? (select one)

Answered: 943 Skipped: 220



| ANSWER CHOICES | RESPONSES | |
|------------------------|-----------|------------|
| a. 18 years or younger | 10.2% | 96 |
| b. 19-24 years | 0.4% | 4 |
| c. 25-34 years | 3.5% | 33 |
| d. 35-44 years | 10.2% | 96 |
| e. 45-54 years | 15.9% | 150 |
| f. 55-64 years | 24.1% | 227 |
| g. 65-74 years | 25.8% | 243 |
| h. 75 and above | 10.0% | 94 |
| TOTAL | | 943 |



E7 York Comprehensive Plan Online Engagement Summary from Project Website

Comments and input through February 15, 2022

| | TOTAL TO DATE |
|--|---------------|
| Unique Stakeholders (engaged with the site through survey response or map comment) | 155 |
| Unique Site Visitors (all traffic on the site - note these numbers are based on google analytics and are generally determined by using the same browser) | 1996 |
| Document Downloads | 648 |

Word Cloud All Engagement To Date (155 Unique Stakeholders)

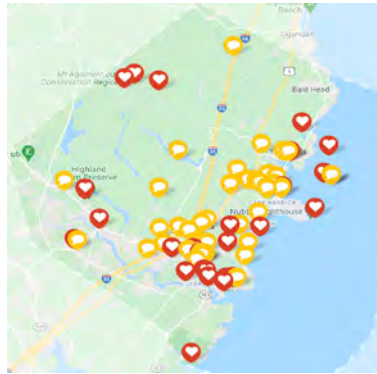
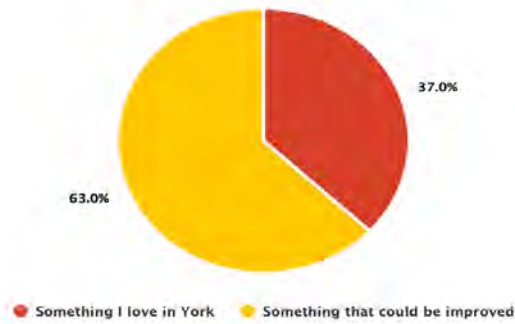


| | |
|---------------------|-----|
| Email list sign-ups | 134 |
|---------------------|-----|

| | |
|---|---|
| Comments on Existing Conditions posters (from 9/19 event) | 4 |
|---|---|

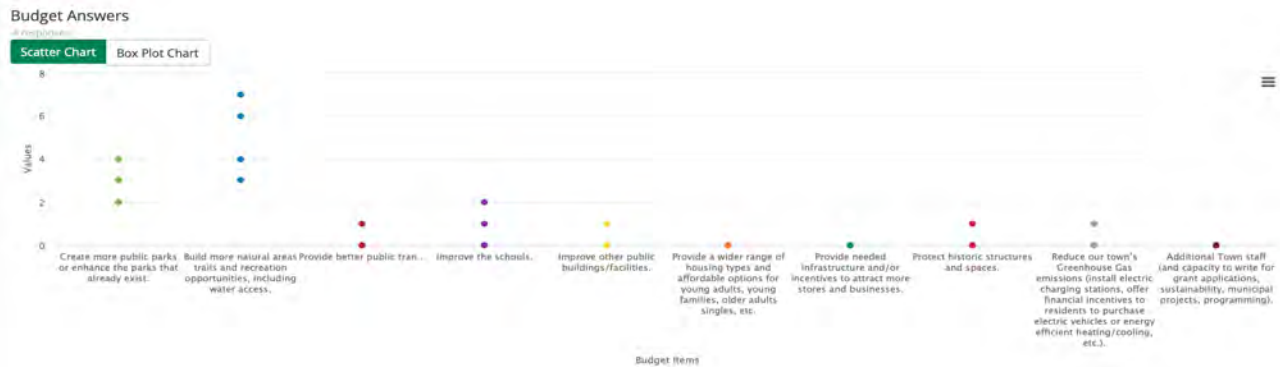
| | |
|--------------------|----|
| Mapping Engagement | 73 |
|--------------------|----|

Breakdown of All Comments to Date (73 total)



| | |
|---|---|
| Priorities Exercise - If the Town received \$10 million with no strings attached, how should the Town spend it? (went live 10/14) | 4 |
|---|---|

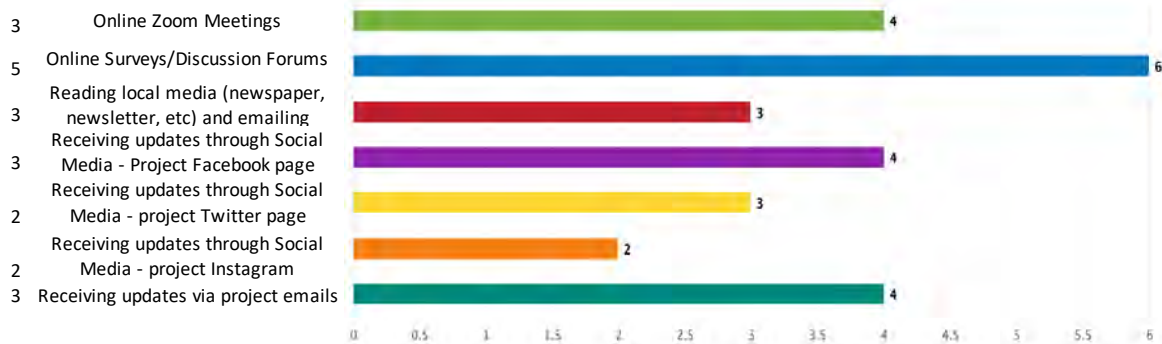
New engagement opportunity added 10/14 (question from 9/19 event)



Easiest Way To Participate [took this down 10/14]

9

Votes



Most Popular Map Comments

| Comment | Number of Up Votes | Number of Down Votes |
|--|--------------------|----------------------|
| Opportunity to improve and formalize trails for active transportation throughout the Village. Connect people and places... without vehicles. | 10 | 0 |
| Use site of previously planned police station for a multi-modal transportation center - parking, trolley, coastal bus, bike share. Would entail public-private partnerships. Focus on summer surge traffic mitigation. Allow people to get around Town without getting into cars. Expand trolley routes and frequency to include Village, Harbor, Long Sands, Short sands and possibly Hannaford (sponsor?). Integrate multi-modal hub into Green Enterprise Zone plans. | 9 | 0 |
| The Paris Pizza buildings are a disgrace to this increasingly beautiful community. Something needs to be done to clean this | 7 | 0 |
| Would love to see a community center built on this new road, that includes a pool, ice rink and senior center. | 6 | 3 |
| Please support, maintain, and protect the Cliff Walk. | 6 | 0 |



E8 York Planning Board Public Hearings on the Comprehensive Plan

Revisions to Draft Comprehensive Plan

Planning Board Public Hearing June 23, 2022

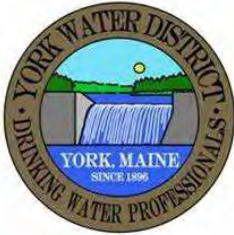
Revision: ADD 8.2.a.i. Encourage conservation actions and adoption of policies and regulations that account for and accommodate marsh migration.



Appendix F

York Water District Public Water System Report for Comprehensive Plan

York Water District's Public Water System Report for the
Town of York Comprehensive Plan Update, March 2022



YORK WATER DISTRICT, YORK MAINE

MAR 2022

Public Water System Report for the Town of York Comprehensive Plan Update

Public Water System Report for the Town of York
Comprehensive Plan Update
York Water District, York Maine

March 2022

Prepared By:

Wright-Pierce

11 Bowdoin Mill Island, Suite 140
Topsham, ME 04086
207.725.8721 | www.wright-pierce.com

Table of Contents

| | | |
|-----------|--|------|
| | Executive Summary | ES-1 |
| | ES-1.1 Water Supply Source | ES-1 |
| | ES-1.1.1 Safe Yield | ES-1 |
| | ES-1.1.2 Emergency Interconnections | ES-2 |
| | ES-1.2 Existing Land Use and Community Growth Patterns | ES-2 |
| | ES-1.2.1 Projected Average Dan and Maximum Day Demand Summary | ES-3 |
| | ES-1.3. Regional Cooperation | ES-4 |
| Section 1 | Introduction | 2-1 |
| Section 2 | Public Water System Introduction | 2-1 |
| | 2.1 Water System Overview | 2-1 |
| | 2.2 Water Supply Source | 2-1 |
| | 2.2.1 Safe Yield | 2-1 |
| | 2.2.2 Emergency Interconnections | 2-3 |
| | 2.2.3 Water Quality Monitoring | 2-4 |
| | 2.2.4 Watershed Property Description | 2-4 |
| | 2.2.5 Watershed Management | 2-5 |
| | 2.3 Chase's Pond Dam | 2-13 |
| | 2.3.1 Dam Inspection & Emergency Action Procedures | 2-13 |
| | 2.4 Water Treatment Facility | 2-14 |
| | 2.4.1 Lagoons and Drying Bed | 2-14 |
| | 2.5 Distribution System | 2-15 |
| | 2.5.1 Pressure Zones and Service Areas | 2-15 |
| | 2.5.2 Distribution Storage | 2-15 |
| | 2.5.3 Booster Pumping Stations | 2-15 |
| | 2.5.4 Transmission System | 2-17 |
| | 2.5.5 Distribution System | 2-17 |
| | 2.6 Administration Functions | 2-23 |
| | 2.6.1 Office | 2-23 |
| | 2.6.2 System Development Charge | 2-23 |
| | 2.6.3 Organization and Staffing | 2-23 |
| Section 3 | Water Use & Projections | 3-1 |
| | 3.1 General | 3-1 |
| | 3.2 Existing Land Use and Community Growth Patterns | 3-1 |
| | 3.3 Population Demographics and Projections | 3-1 |
| | 3.4 Housing Trends and Household Characteristics | 3-3 |
| | 3.4.1 Building Developments within YWD Service Area | 3-4 |
| | 3.5 Water Production and Demand | 3-6 |
| | 3.5.1 Average and Maximum Daily Demand Trends | 3-6 |
| | 3.5.2 Service Connection Trends | 3-9 |

| | | | |
|-----------|-------|--|------|
| | 3.5.3 | Per Capita Water Consumption | 3-9 |
| | 3.5.4 | Non-Revenue Water and Unaccounted-For Water | 3-16 |
| | 3.5.5 | Water Demand Projections | 3-17 |
| Section 4 | | Regionalization | 4-1 |
| | 4.1 | Introduction | 4-1 |
| Section 5 | | Distribution System Overview | 5-1 |
| | 5.1 | Fire Flow Requirements | 5-1 |
| | 5.2 | Available Water System Pressures | 5-1 |
| | 5.3 | Storage Tank Capacity | 5-4 |
| | 5.4 | Service Area Considerations and Expansion | 5-6 |
| | 5.4.1 | Service Area Expansion West of Interstate 95 | 5-6 |
| | 5.4.2 | Mountain Road Area and US Route 1 North Corridor | 5-6 |
| | 5.4.3 | US Route 1 Gap | 5-7 |
| | 5.4.4 | Conversion of Seasonal Service Areas | 5-7 |
| | 5.5 | Distribution System Maintenance | 5-8 |
| | 5.5.1 | Hydrant Maintenance | 5-8 |
| | 5.5.2 | Water Main Maintenance | 5-8 |

List of Figures

| | | |
|-------------|---|------|
| Figure ES-1 | Projected Average-Day and Maximum-Day Demands York Water District | ES- |
| Figure 1-1 | Pipe Improvements Since 2004 Master Plan | 2-2 |
| Figure 2-1 | Water Utility Service Areas in The Town of York | 2-2 |
| Figure 2-2 | District Property Ownership within the Chase's Pond Watershed | 2-6 |
| Figure 2-3 | Watershed Protection Zone | 2-11 |
| Figure 2-4 | Land Use Zoning Map | 2-12 |
| Figure 2-5 | Key Water Facilities | 2-16 |
| Figure 2-6 | Water Main Distribution In York By Pipe Diameter | 2-18 |
| Figure 2-7 | Water Main Distribution In York By Material Type | 2-18 |
| Figure 2-8 | Organization Chart | 2-25 |
| Figure 3-1 | Population Trends and Projections in York And Neighboring Communities | 3-3 |
| Figure 3-2 | Average-Day and Maximum-Day Water Demand Trends | 3-8 |
| Figure 3-3 | Average-Day and Non-Revenue Water-Use Trends | 3-8 |
| Figure 3-4 | Service Connections By Customer Class | 3-9 |
| Figure 3-5 | Seasonal and Year-Round Residential Service Connections | 3-10 |
| Figure 3-6 | Seasonal and Year-Round Residential Metered Water-Use | 3-10 |
| Figure 3-7 | Seasonal and Year-Round Residential Service Demands | 3-11 |
| Figure 3-8 | Public and Commercial Service Connection Trends York Water District | 3-13 |
| Figure 3-9 | Public and Commercial Water-Use Trends York Water District | 3-13 |
| Figure 3-10 | Unaccounted-for Water York Water District | 3-17 |
| Figure 3-11 | Projected Average-Day and Maximum-Day Demands York Water District | 3-20 |
| Figure 5-1 | Areas Not Serviceable Above Elevation 190' Gradeline | 5-3 |

List of Tables

| | | |
|------------|---|------|
| Table ES-4 | Projected Average-Day Demands York Water District | ES- |
| Table ES-5 | Projected Demand Summary York Water District | ES- |
| Table 2-1 | Storage Facilities | 2-15 |
| Table 2-2 | ISO Water Supply Credits For The Town of York – September 2012 | 2-20 |
| Table 2-3 | ISO Flow Test Results Conducted In The Town of York – September 2012 York Water District | 2-22 |
| Table 2-4 | York Water District Staffing By Job Category York Water District | 2-23 |
| Table 3-1 | Population Trends and Projections for York and Neighboring Communities | 3-2 |
| Table 3-2 | Housing Trends and Household Size in the Service Area | 3-4 |
| Table 3-3 | Upcoming Building Developments In York Service Area | 3-5 |
| Table 3-4 | Revised Population Trends and Projections for York and Neighboring Communities | 3-5 |
| Table 3-5 | Average-Day and Maximum-Day Water Demand Trends York Water District | 3-7 |
| Table 3-6 | Average Water-Use Per Service Connection For Commercial Customers York Water District | 3-14 |
| Table 3-7 | Average Water-Use Per Service Connection For Governmental Customers York Water District | 3-15 |
| Table 3-8 | Non-Revenue and Unaccounted-for Water Analysis York Water District | 3-16 |
| Table 3-9 | Projected Average-Day Demands York Water District | 3-19 |
| Table 3-10 | Projected Demand Summary York Water District | 3-19 |
| Table 5-1 | Typical Fire Flow Requirements | 5-1 |
| Table 5-2 | Existing Available Active Storage Volume | 5-4 |
| Table 5-3 | Required Active Storage Volumes | 5-6 |

Executive Summary

The York Water District (YWD) is governed by an elected Board of five trustees. The YWD is regulated as a quasi-municipal, community public water system by the Maine Drinking Water Program (MDWP) program and the Maine Public Utilities Commission (MPUC). The YWD's administrative and operations center is located on Woodbridge Road in York Village.

The YWD serves approximately 5,360 customers in the Town of York in southern Maine. The YWD's primary source of supply since 1896 has been Chase's Pond. The YWD has protected over 1,700 acres of land in the watershed to protect this valuable resource. Along with land surrounding the Kittery Water District supplies, also located in the Town of York, over 5,000 acres of land is protected in the Town of York by these two utilities. The land is actively managed to protect water quality but is available for general use by the public in accordance with a comprehensive watershed management plan developed by the YWD.

The YWD is a well-managed, progressive utility that use master plans as a guide for maintaining and improving the water system. The YWD completed a partial master plan update in 2018 and most recently in 2021. Earlier master plans were also completed or updated in 1980, 1994, 2004, and 2016. The YWD uses the annual capital improvement planning process to maintain the level of service to customers and renewal of aging infrastructure and maintain compliance with existing and future water quality regulations.

ES-1.1 Water Supply Source

The YWD's primary source of supply is Chase's Pond in York, Maine. The dam at Chase's Pond was constructed in 1906. This original dam has been modified and modernized over the years. A chronological history of improvements made to the dam is presented in herein. A description of the watershed lands, dam structures and reservoir properties follow.

ES-1.1.1 Safe Yield

The YWD has been proactive with managing the YWD's only drinking water supply resource with a robust watershed protection program, water quality monitoring, and land acquisition within the watershed. The YWD has collaborated with the Town of York to support watershed protection ordinances that protect the quality of Chases Pond and regulate development within the watershed. It is important that the YWD and Town of York continue to collaborate on watershed protection policy development and implementation to ensure the continued protection of Chases Pond as a public water supply for the community.

A Safe yield analysis was performed by Wright-Pierce for Chases Pond as part of the 2004 Master Plan. The safe yield for Chases Pond was determined using graphical techniques to be 2.05 MGD. The yield was based on the 1963-1967 drought, the drought of record for much of northern New England and a bathymetric survey conducted in 1994 which determined the impounded volume of the reservoir to be 387 million gallons (MG) with the flashboards installed at Chases Pond Dam.

ES-1.1.2 Emergency Interconnections

The YWD maintains emergency interconnections with Kennebunk, Kennebunkport, & Wells Water District (KKW) to its north on Route 1 and Kittery Water District (KWD) to its south on Route 1. The YWD maintains booster pump stations to supply existing customers at the extremities of Route 1 north and south, while maintaining pumping infrastructure to wheel water during an emergency or planned maintenance event from KKW or KWD. KKW maintains very similar treated water quality including use of chloramines for disinfection, therefore, the primary emergency interconnection utilized is generally the KKW interconnection from an operations standpoint.

During periods of drought in past summers, the YWD has purchased water from KKW to ease the draft on Chase's Pond during dry periods that coincide with higher water demand summer months. The YWD also maintains an emergency siphon pipeline between Folly Pond and Chases Pond that can be used for emergency transfers of water to supplement Chases Pond. Since Folly Pond is part of the reservoir supply system for Kittery Water District, the use of this emergency water supply interconnection must be closely coordinated with the operational needs of Kittery Water District if activated during an emergency or period of extended drought conditions.

ES-1.2 Existing Land Use and Community Growth Patterns

York Village, York Beach, and Cape Neddick are the primary population areas served by the YWD. York is a service community with light commercial shopping areas along US Route 1, a regional hospital and many small seasonal businesses in York Beach. Much of the land west of Interstate 95 is protected watershed lands of the York and Kittery Water Districts. Opportunities for large scale expansion of the water system west of Interstate 95 will require boosted pressure to serve higher elevation areas and would be funded by the project proponent as regulated by the MPUC. These influences are impediments to large scale development in the Town of York.

York presently serves no large industrial customers. Metered water consumption is primarily residential with smaller numbers of commercial and government accounts. Large areas of the distribution system, primarily in Cape Neddick and York Beach, are served by seasonal water mains.

All new customers are required to pay a system development charge (SDC) to connect to the water system. This income is used to renew the water system with investment to offset growth driven needs. Understanding how growth will occur in the future will allow the YWD to adjust or change the (SDC) to meet these projected demands.

Future growth in the service area is anticipated to be primarily residential and light commercial growth directly related to increases in population. Commercial land use is also anticipated to increase in response to residential growth. Additional future commercial growth is anticipated to be concentrated in existing commercial land-use zones within the Town of York. No major industrial developments are currently under consideration in the service area.

ES-1.2.1 Projected Average-Day and Maximum-Day Demand Summary

The average-day and (MDD) projections are summarized on Tables 3-9 and Table 3-10 and graphically on Figure 3-13. The factor of 2.45 for the average ratio of ADD to MDD during the last 15-year period was used to project the future (MDD's) in years 2028 and 2038.

Table ES-1 Projected Average-Day Demands York Water District

| Projected Water Demand | Year 2020* (gpd) | Year 2028 (gpd) | Year 2038 (gpd) |
|--------------------------------|---------------------|--------------------|--------------------|
| Residential Demand | 637,000 | 607,400 | 642,800 |
| Commercial Demand | 236,600 | 250,900 | 268,800 |
| Additional Governmental/Public | 40,200 | 43,400 | 47,400 |
| Non-Revenue Water | 157,200 | 200,600 | 213,400 |
| Projected Average-Day Demands | 1,071,000 | 1,102,300 | 1,172,400 |

*2020 data represents actual observed data.

The 2020 actual residential demand was about 20% - 25% higher than the previous five-year trend and primarily attributed to an increased number of people working from home and increased use of seasonal residents during the COVID-19 pandemic. The average residential demand from 2016 – 2020 was approximately 540,000 GPD and the total metered residential demand in 2019 was approximately 506,00 GPD. The other customer classifications did not vary significantly in 2020 from prior years compared to the residential customer demand trend.

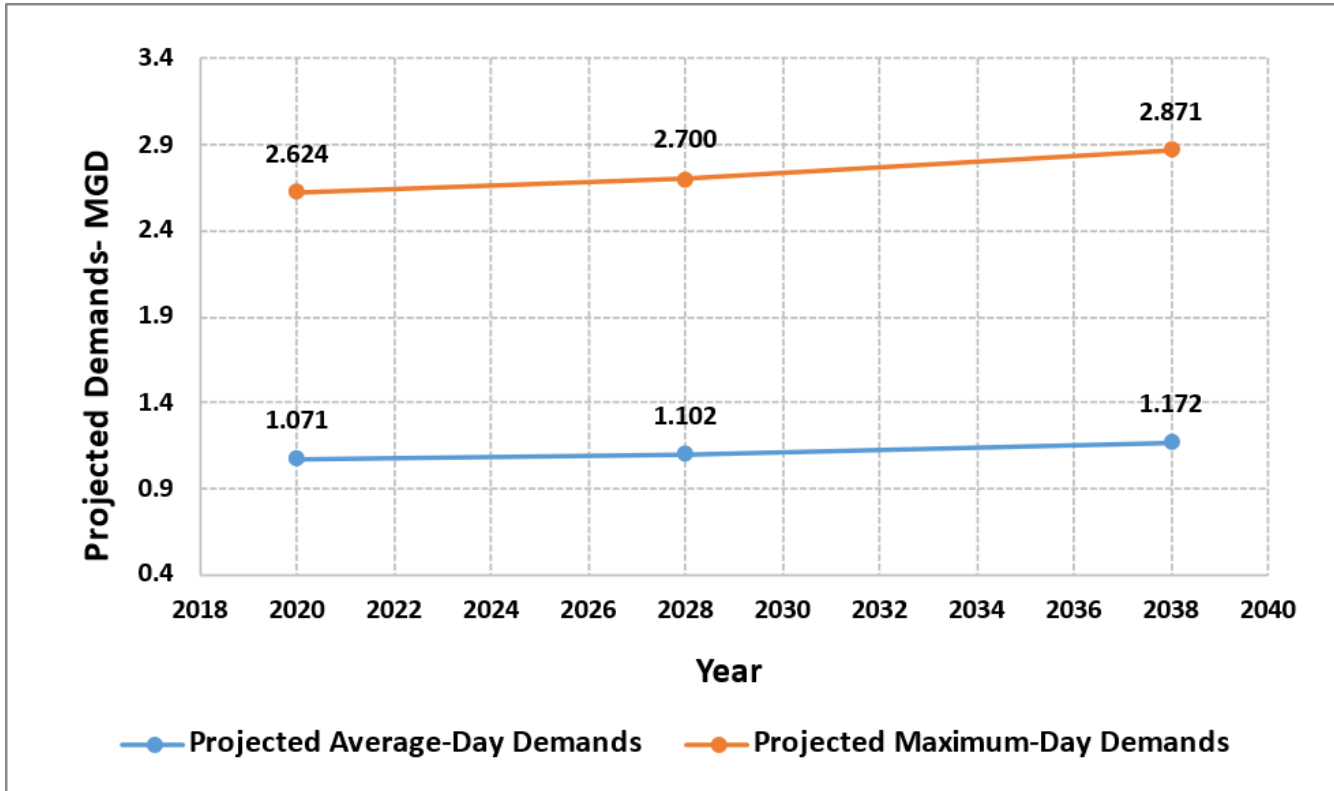
The projected average day demand (average annual demand) projected for 2038 is 1.17 MGD compared to the current estimated safe yield during the drought period of record (2.05 MGD) suggests that Chases Pond has ample capacity for slow to moderate growth in system water demand over the next 15 – 20-year period. Under average precipitation years, the available average day yield of Chase’s Pond has been projected at about 2.97 MGD. However, the community and District should be mindful of the maximum day demands that occur during the summer months. The maximum day demand is projected to grow by 10% or about 250,000 gpd. The maximum day demand projection is approximately 0.9 MGD lower than the plant capacity of 3.7 MGD with both treatment units in service.

Table ES-2 Projected Demand Summary York Water District

| Year | Average-Day Demand (MGD) | Maximum-Day Demand (MGD) |
|------|--------------------------|--------------------------|
| 2020 | 1.071* | 2.624 |
| 2028 | 1.102 | 2.700 |
| 2038 | 1.172 | 2.871 |

*2020 data represents actual observed data.

Figure ES-1 Projected Average-Day and Maximum-Day Demands York Water District



Maintaining the emergency interconnection is important in the event of disruption to the treatment operations or one treatment train during the summer months. YWD and neighboring utilities of KWD and KKW have water supply quantity limitations that will become more stressed in the future with continued land development and redevelopment projects that add new water demands to the system. The YWD must seek approval from KKW and KWD if water is needed for emergency use. During the dry summer months, these utilities also experience supply limitation, which may limit the availability of supplemental emergency water supply to York.

It is recommended that Town of York as part of the comprehensive plan process, develop a “build out” analysis of undeveloped parcels and potential redevelopment areas in growth areas to assess the potential future water supply needs to support continued sustainable growth in York. Policies should be evaluated by the Town and the YWD to ensure that future desired development growth does not create water demands that exceed the safe yield from Chases Pond. The YWD and Town should continue to collaborate on land-use policy implementation to recognize the water supply capacity constraints and participate in regional planning of water supply development to support continued growth in York.

ES-1.3 Regional Cooperation

In 2005, the State of Maine passed water utility-sponsored legislation for the formation of regional water councils. These councils were formed to explore solutions to common water supply issues within regional areas of the state. The legislation (Maine Public Utilities Commission Rules and Regulations - Chapter 68: Regional Water Councils)

authorized "two or more water utilities" to organize and form a non-profit corporation as a forum to address issues to the water suppliers within the region which the council is formed.

The Southern Maine Regional Water Council (SMRWC) was formed under the authorization of Chapter 68 in 2005 with the sole purpose of promoting regional cooperation in southern Maine. The York Water District joined this effort to help improve service and to deliver a better value to its customers. The SMRWC membership includes the following utilities:

- Kittery Water District
- Portland Water District
- Kennebunk-Kennebunkport-Wells Water District
- York Water District
- South Berwick Water District
- Maine Water Company Saco-Biddeford Division
- Sanford Water District

The overarching goal of the council is to improve service and to lower the cost of water for the customer base served by the water systems. Combined, the SMRWC members serve over 250,000 persons throughout 23 communities in York and Cumberland County. The membership extends from the Portland Water District to the north to the Kittery Water District at the southern end of the service area.

The primary motivation for forming the Southern Maine Regional Water Council (SMRWC) was to collectively seek ways to address common issues facing water suppliers in southern Maine and to improve customer service. Since its inception, the SMRWC has explored many opportunities and synergies between members.



Section 1 Introduction

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In 1989, the YWD constructed and commissioned the Josiah Chase Water Filtration Plant (JCWFP) to treat and filter Chase's Pond in accordance with EPA's Surface Water Treatment Rule (SWTR) requirements. This facility has been well maintained and continues to produce excellent water quality meeting all state and federal regulations.

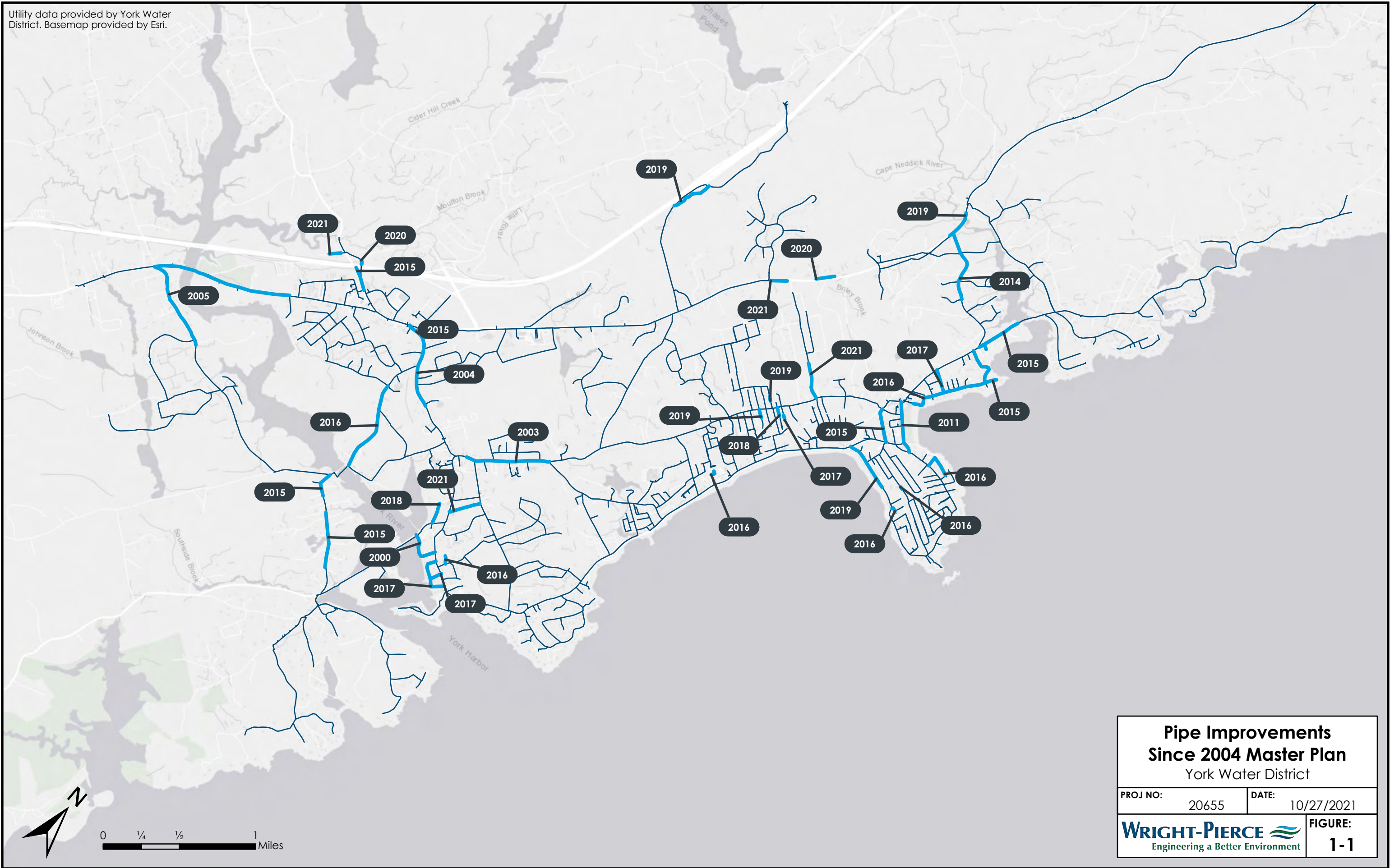
The York distribution system consists of over 98 miles of seasonal and year-round distribution and transmission piping, three water storage tanks, and two small, pressurized high service zones supplied by booster pumping stations. Most customers are served from the primary service zone. The entire distribution system is located between Interstate 95 and the Atlantic Ocean. York Beach, York Village, York Harbor, and Cape Neddick areas of York are all served by the York Water District.

The YWD is a well-managed, progressive utility that use master plans as a guide for maintaining and improving the water system. The YWD completed a partial master plan update in 2018 and most recently in 2021. Earlier master plans were also completed or updated in 1980, 1994, 2004, and 2016. The YWD uses the annual capital improvement planning process to maintain the level of service to customers and renewal of aging infrastructure and maintain compliance with existing and future water quality regulations.

To save cost for the rate payers, the District in their planning process, leverages opportunities to work with the Town of York, MaineDOT, and the York Sewer District to complete water main projects in areas of the Town that may be undergoing planned paving projects, storm drain, or sewer upgrade projects. A summary of the water main projects completed by YWD since 2004 is presented in Figure 1-1.

Utility data provided by York Water District. Basemap provided by Esri.

JMN H:\GIS\test_JMN\York\20655-WDMasterPlanUpdate\MXD\MasterPlanFigs.aprx - Pipe_Improvements



| | |
|--|------------------------|
| Pipe Improvements Since 2004 Master Plan | |
| York Water District | |
| PROJ NO: 20655 | DATE: 10/27/2021 |
| WRIGHT-PIERCE Engineering a Better Environment | FIGURE: 1-1 |

2

Section 2 Public Water System Introduction

2.1 Water System Overview

The Town of York is supplied public water from three public water utilities: (1) (YWD), (2) Kennebunk-Kennebunkport-Wells Water District (KKW), and (3) Kittery Water District (KWD). The YWD is the predominate and largest water utility in town serving York Village, York Beach, York Harbor, Cape Neddick, and the US Route 1 corridor. The KWD is chartered to serve an area west of Interstate 95 and along the Route 91 corridor from Scotland Bridge Road to Interstate 95. KKW serves a small area in Cape Neddick near the Ogunquit town line. The Cliff House is a major customer in this portion of the KKW system. The York distribution system is interconnected to the KWD system on US Route 1 to the south and to the KKW system on US Route 1 to the north with booster pumping stations (BPS). The extent of the service territories for the three water utilities in the Town of York are shown in **Figure 2-1**.

The primary distribution system operates on a common pressure gradient (hydraulic gradeline) at El. 190 feet. Two smaller high-pressure zones serve large residential developments in higher elevation areas along US Route 1. Fire protection in the main system is provided by two standpipes.

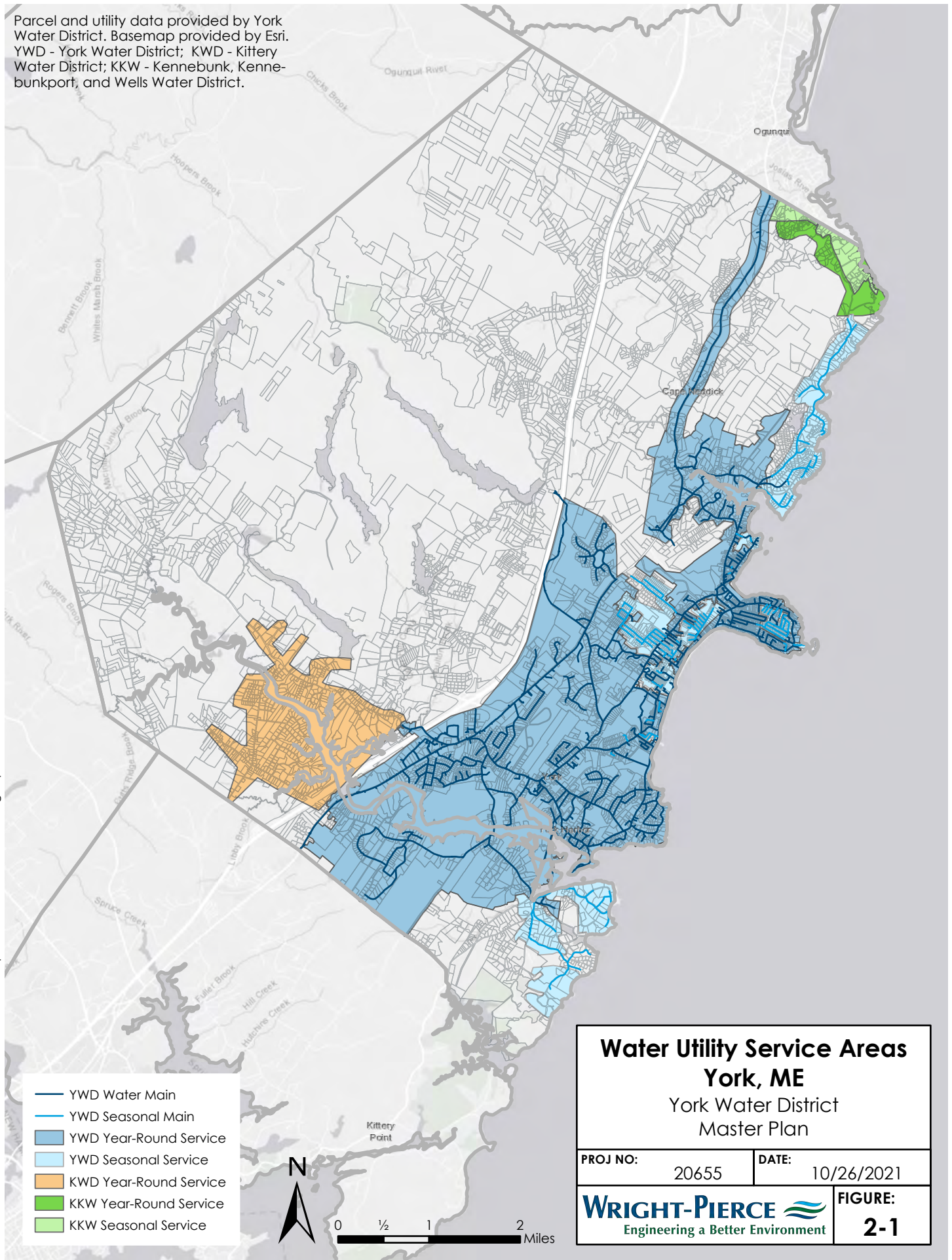
2.2 Water Supply Source

The YWD's primary source of supply is Chase's Pond in York, Maine. The dam at Chase's Pond was constructed in 1906. This original dam has been modified and modernized over the years. A chronological history of improvements made to the dam is presented in herein. A description of the watershed lands, dam structures and reservoir properties follow.

2.2.1 Safe Yield

The YWD has been proactive with managing the District's only drinking water supply resource with a robust watershed protection program, water quality monitoring, and land acquisition within the watershed. The YWD has collaborated with the Town of York to support watershed protection ordinances that protect the quality of Chases Pond and regulate development within the watershed.

Parcel and utility data provided by York Water District. Basemap provided by Esri.
 YWD - York Water District; KWD - Kittery Water District; KKW - Kennebunk, Kennebunkport, and Wells Water District.



JMN H:\GIS\test_JMN\York\20655-WD\MasterPlanUpdate\MXD\MasterPlanFigs.aprx - Service Areas

- YWD Water Main
- YWD Seasonal Main
- YWD Year-Round Service
- YWD Seasonal Service
- KWD Year-Round Service
- KKW Year-Round Service
- KKW Seasonal Service



0 1/2 1 2 Miles

| | |
|---|----------------------------|
| Water Utility Service Areas York, ME York Water District Master Plan | |
| PROJ NO: 20655 | DATE: 10/26/2021 |
| WRIGHT-PIERCE | |
| Engineering a Better Environment | |
| FIGURE: 2-1 | |

The quantity of water to meet the current and future needs of the public water system in York has also been monitored over many years. The water supply available with Chases Pond is not infinite and understanding its quantity limitations is important for future planning.

The safe yield of a reservoir is defined as the average daily withdrawal available during a sustained drought period of record. Safe yield is an average withdrawal rate used to manage water supplies over a long period of time. A safe yield analysis can be performed two ways:

- Graphical methods (Rippl diagram) using run-off estimates translated from a nearby-gauged watershed, or
- Using numerical modeling methods

A Safe yield analysis was performed by Wright-Pierce for Chases Pond as part of the 2004 Master Plan. The safe yield for Chases Pond was determined using graphical techniques to be 2.05 MGD. The yield was based on the 1963-1967 drought, the drought of record for much of northern New England and a bathymetric survey conducted in 1994 which determined the impounded volume of the reservoir to be 387 million gallons (MG) with the flashboards installed.

Additional yield analysis was completed in 2008 to understand the yield during normal precipitation years, or an average yield. Similar to the 2004 safe yield analysis, graphical translation techniques using the data from the Oyster River watershed in Durham, NH, was used for this analysis.

Streamflow and precipitation data were evaluated from 1936 to 2007 to select a year that best represented average flow conditions. The annual mean values for both watershed inflow and rainfall were screened for this period. Based on these mean values, 1994 was selected as the best fit for a normal or average rainfall year with average streamflow. Since the cumulative inflow yield calculation is a seasonal calculation and not correlated to the calendar year, the fall of 1993 through winter 1994 were selected at the time as the representative period.

The analysis found that during a year with average precipitation, the average reservoir yield is approximately 2.97 MGD. Since this additional study work was completed, southern Maine experienced an acute but short duration drought in 2016 and again in 2020 and 2021. The YWD instituted voluntary water conservation measures when lake levels approached historical low levels during the summer of 2016. Water levels decreased to approximately 4.0 feet below the spillway during this period. The lowest level ever recorded in Chase's Pond was approximately 5.2 feet below spillway. The maximum useable depth is 9.1 feet.

2.2.2 Emergency Interconnections

The YWD maintains emergency interconnections with Kennebunk, Kennebunkport, & Wells Water District (KKW) to its north on Route 1 and Kittery Water District (KWD) to its south on Route 1. The YWD maintains booster pump stations to supply existing customers at the extremities of Route 1 north and south, while maintaining pumping infrastructure to wheel water during an emergency or planned maintenance event from KKW or KWD. KKW maintains very similar treated water quality including use of chloramines for disinfection, therefore, the primary emergency interconnection utilized is generally the KKW interconnection from an operations standpoint.

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The YWD also maintains an emergency siphon pipeline between Folly Pond and Chases Pond that can be used for emergency transfers of water to supplement Chases Pond. Since Folly Pond is part of the reservoir supply system for Kittery Water District, the use of this emergency water supply interconnection must be closely coordinated with the operational needs of Kittery Water District if activated during an emergency or period of extended drought conditions.

2.2.3 Water Quality Monitoring

Raw water quality in Chase's Pond has typically been excellent but within the past ten years it has experienced stretches of poorer water quality from major storms and flooding as well as Golden/Blue-Green algae blooms, which are a concern. In August of 2015, an aeration/circulation system was installed in the 15 acres nearest the intake to improve overall water quality and combat issues with algal blooms. The district also maintains a DEP permit to add copper sulfate to control algal blooms. Source water protection has been the key to maintaining the quality of this valuable resource and will be a critical policy to maintain the quality of Chases Pond into the future. In 2000, the YWD implemented a water quality monitoring program to further protect the future of Chase's Pond watershed. The objective of the watershed surveillance program is:

- To educate and inform the public,
- To monitor changes in raw water quality in the reservoir that may impact the health of the reservoir,
- To identify potential threats to water quality in the watershed,
- To develop pre-emptive plans to manage any threats identified to the greatest extent possible,
- To understand raw water quality changes that may impact the treatment facility.

Over the years, the YWD has identified potential sources of contamination in the watershed including unauthorized dumping. Failed septic systems have been removed from the watershed. The program has collected over 20 years of information on tributary and in-pond water quality so that unusual events might be identified.

The aggressive program seeks to limit introduction of nutrients to the watershed which may accelerate eutrophication and impact the long-term water quality of Chase's Pond. Impacted water quality could create additional treatment costs and compromise compliance with regulations.

The monitoring program provides for sampling of each tributary stream into Chase's Pond and within the reservoir at the mixing zones for each stream. Samples have been taken at various depths within the reservoir to understand the effects of water temperature, dissolved oxygen and pH have on water quality at various depths within the reservoir. A periodic report is prepared by the YWD summarizing the results of the sampling program. The report identifies any corrective actions or additional sampling needed on a regular basis.

2.2.4 Watershed Property Description

Chase's Pond receives flow from Welch's Pond and numerous small streams in the head waters of a branch of the Cape Neddick River. The watershed lands are primarily in the Cape Neddick River drainage basin, but small portions of land are owned through contiguous parcels in the York River basins. The drainage area, most of which is owned by the district, consists of large areas of wetlands and the steep slopes of Mount Agamenticus to the northwest.

The 2.93 square mile watershed drainage area is located entirely in York as shown in **Figure 2-2**. The water surface area of Chase's Pond and Welch's Pond comprise approximately 0.23 square miles of the total watershed. Hooper's

Swamp, located to the south, was diverted to the York River in the 1950's because of poor water quality reducing the natural flow into the Chase's Pond drainage area.

The YWD maintains an active land acquisition program in the Chase's Pond watershed. It is the YWD goal to own all the land in its watershed, including seeking partnerships with conservation interests where appropriate. The YWD presently owns approximately 90% of the 1,877 acres within the Chase's Pond watershed. More than 95% of land within the watershed remains undeveloped. The YWD continues to be pro-active in seeking to acquire through fee purchase or purchase of development rights on the remaining properties within the watershed.

2.2.5 Watershed Management

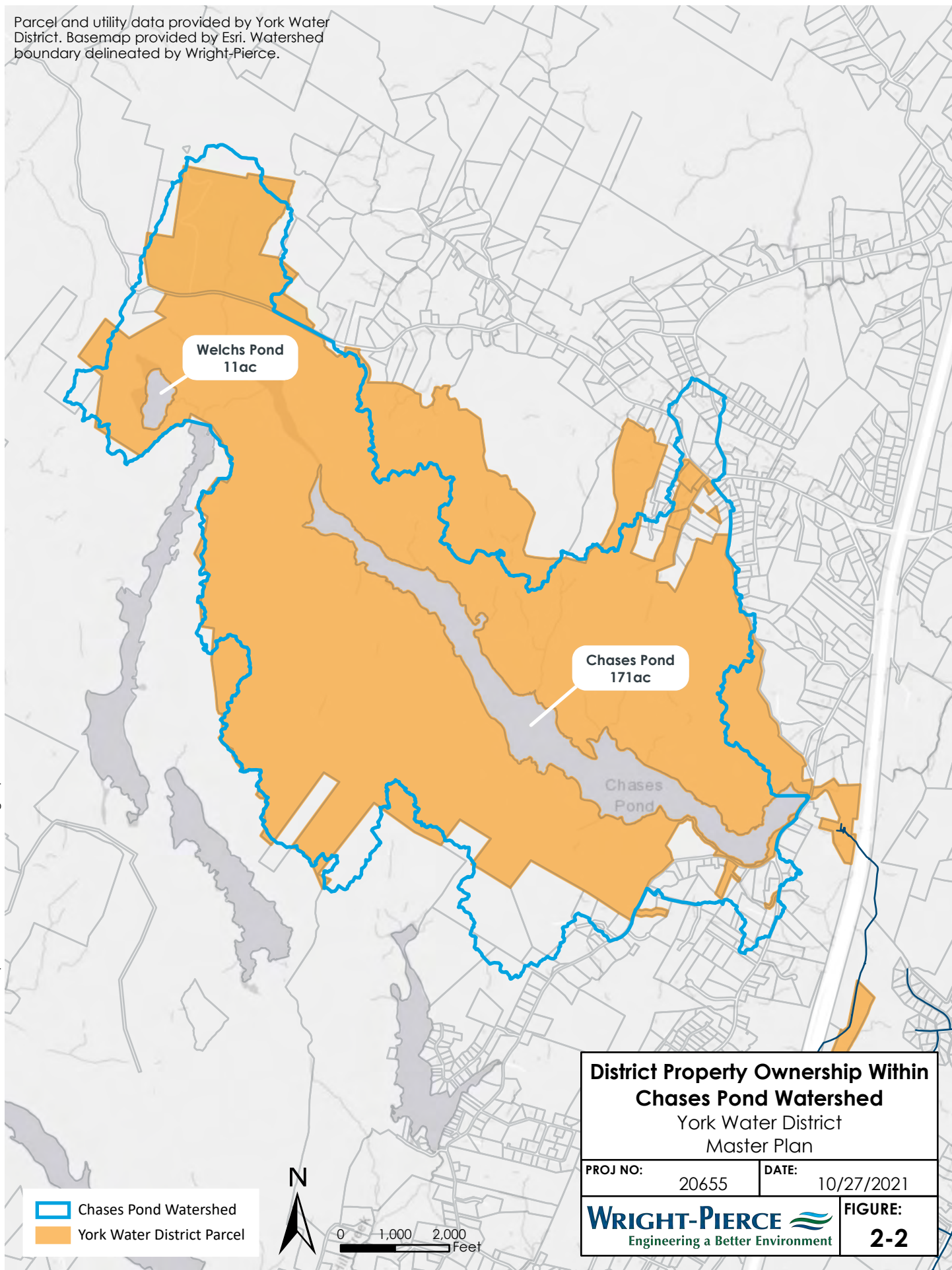
In addition to land protection in the watershed, the YWD has a patrol and comprehensive management plan and strategy to manage passive uses of the lands through patrols, public education, and management of activities in the watershed. The current resource protection patrol program by the YWD began 1997. The original program was initiated because of increasing pressure from illegal activities and land-uses that posed a threat to preservation of water quality in Chase's Pond. The program has evolved into a multi-faceted land protection program that is a model for protection of water quality by a medium sized water utility in New England.

In 2009, the YWD developed a comprehensive 10-year management plan to manage the 1,877 acres within Chase's Pond watershed. The primary purpose of the plan is to protect water quality. The plan has several components:

- Guidelines for Management and/or Restriction of Recreational Activities
- Forest Management Guidelines
- Source Water Quality Protection and Monitoring
- Property Protection
- Patrol and Surveillance
- Public Education

In 2003, the (YWD) in cooperation with the York Police Department developed a Watershed Enforcement Agreement. The agreement in part created a mechanism to train and deputize a (YWD) employee as a reserve police officer to enforce laws and regulations within the watershed. Gary Stevens, Resource Protection Manager/Assistant Superintendent, has filled this position since its creation.

Parcel and utility data provided by York Water District. Basemap provided by Esri. Watershed boundary delineated by Wright-Pierce.



JMN H:\GIS\test_JMN\York\20655-WDMasterPlanUpdate\MXD\MasterPlanFigs.aprx - Chases Pond

**District Property Ownership Within
Chases Pond Watershed**
York Water District
Master Plan

PROJ NO: 20655 DATE: 10/27/2021

WRIGHT-PIERCE  **FIGURE:**
Engineering a Better Environment **2-2**

The watershed patrols are jointly funded with the KWD on adjoining lands owned by the KWD. Watershed equipment and activities are managed at the District's Resource Protection Office located at 9 Eber Drive in York. The two water districts have jointly protected over 5,000 contiguous acres of watershed lands in the Town of York. A brief chronology and history of land protection efforts in the watershed follows.

- **February 1997** – The watershed protection program began in 1997. Early efforts focused on routine patrols on the watershed lands. Treatment plant personnel shared the responsibility of patrolling the district trails twice per week during normal business hours. These early patrols were not effective in controlling trash dumping in remote areas.
- **July 2000** – Expanded patrols using a mountain bike was initiated in the summer of 2000. A Primary Patrol Person (PPP) position was established to document problems and prepare written patrol reports. The program also initiated a point of contact for the YWD with the public to improve relations and to educate users of the watershed.

These earliest efforts were geared towards public education. The PPP was equipped with ensigned clothing to improve the presence of the YWD and to begin to attempt to enforce early land-use protection rules. The program began to evolve, and it was determined that the PPP needed more legal authority.

- **November 11, 2003** – As discussed, the YWD and the York Police Department entered into a Natural Resources Patrol Agreement in 2003 to create a Reserve Police Officer or Primary Patrol Officer (PPO) position in the Town of York to patrol the watershed areas of York as a police officer. The (KWD) saw value at this time in having support to control illegal activities on their land as well. An agreement between the Kittery and (YWD's) to have a PPO provide joint patrol of both Districts watershed lands and reservoirs, all located in the Town of York, was executed at this time.
- **July of 2004** – Joint watershed patrols began in 2004 and continue today as a collaborative effort by the (KWD), (YWD), and York Police Department. The patrols have been beneficial for both utilities. Routine patrol reports are generated and submitted to both Districts and the York Police Department. End of year contact reports are generated for each property to document land activities and problems.

These patrols have generated thousands of contacts, mostly focused on educating landowners and the public on best practices for activities in the watershed. Unwanted activities in the watershed declined steadily after routine patrols were initiated in 2004.

- **Spring 2005** – The York Police Department began securing grants in 2005 from the newly created Maine All-Terrain Vehicle (ATV) Law Enforcement (ATV LE) Grant Program through the Maine Department of Inland Fisheries and Wildlife (MIFW). There are 3 types of grants available to law enforcement:
 1. **General Enforcement Grants** – A grant that funds law enforcement agency ATV LE trained police officers to patrol trails and backlands to enforce ATV laws and protect natural resources.
 2. **Multijurisdictional Enforcement Grant** – A grant that funds an approved law enforcement agency to partner with other law enforcement agencies to conduct multi-jurisdictional (joint) ATV LE patrols. The York Police Department partners with the Maine Warden Service to conduct joint patrols of the entire Mount Agamenticus region, which extends beyond the town boundary into South Berwick.

3. **Training and Equipment Grants** – This grant approves a law enforcement agency to partner with others to provide training on ATV law and operation, safety and equipment use. Equipment grants are used to help purchase ATVs used on patrols. Equipment grants require a 50% match.

During this period, it was recognized that patrols needed to be expanded to year-round to surveil fall and winter activities. Access to trails where motorized use was restricted was also identified as a problem. The greater Mount Agamenticus area regularly sees 50,000 visitors or more per year. Most are hikers, mountain bikers and sightseers. Control of dogs and dog waste was also identified as a potential threat to water quality.

- **2005 – 2017 - In 2005**, the watershed patrol program expanded to a year-round program using ATV LE grant funds. All trails and backlands in York are now patrolled, including land with trails not owned by the Kittery and (YWD's).

The YWD has continued to receive this grant funding for a continuous 13-year period to support this work beginning in 2005. The grant is important in continuing this work at a comprehensive and thorough level. The program is a statewide model for a successful resource management program providing cooperation with ATV owners and others to utilize District lands responsibly. In the past 13 years, the grants have supported half the cost of 7 ATVs for the Town of York. The in-kind match for the remaining cost of each ATV has been funded by the (YWD).

Although most interactions with the public are acceptable, the patrol officer is empowered to issue summons as needed to change behavior and protect the land and water resources of the District. The program has reduced illegal dumping, property damage from ATVs, illegal activities such as thefts, and violations of ordinances and District rules. The patrol position and program has proved invaluable in changing use of the watershed and has contributed to protecting the natural resources in the entire area.

The YWD's reserve police officer or staff now conducts routine patrols of the watershed lands using ATVs, mountain bikes or by foot patrol. All activities are logged and documented. Staff are equipped with communication equipment and clothing that identifies them as watershed patrol employees.

The watershed management plan includes 22 rules of use to manage activities in the watersheds:

- Wheel Vehicles (Trucks, Jeeps etc.) are prohibited.
- No motorcycles, dirt bikes or motor driven cycles.
- ATV's by permit only.
- No gasoline powered engines allowed on the ponds at any time.
- Stay on marked trails.
- Stay out of closed areas.
- The making of new trails is strictly prohibited.
- No boating, swimming, or camping.
- No fishing, open water, or ice fishing.
- No fires of any kind at any time.
- No tree cutting.
- No littering, carry out what you carry in.
- The maximum speed on all trails is 15 m.p.h.
- Pet owners must follow the town of York animal control ordinances.
- Pet owners must also follow the York & (KWD) Public Water Supply Animal Control Policy. Please pick up your pet's waste.
- No tree stands.
- Hunting is allowed.
- Obey all signs.
- No organized group activities.
- No rock climbing, rappelling.
- The possession or consumption of alcohol is prohibited.

- No recreational uses on the ponds at any time, open water, or ice.

Formal policies exist for some of the activities. New policies are needed for remaining activities. A brochure entitled “Watershed Protection Area - Rules of Use” is available for public information.

Passive, low impact recreation uses such as hiking, mountain biking, cross-country skiing, and nature observation are acceptable and managed. The YWD presently permits the use of motorized ATVs on established maintenance roads and wooded trails by permit only. Only residents of Eliot, Kittery and York are allowed ATV permits. These activities are not encouraged, and the YWD does not partner with advocacy groups for these activities. These policies have proven to be effective in protecting the water quality in York and (KWD’s) reservoirs.

In 2009, the YWD updated its forest management plan. The plan was amended in 2013. The plan identifies several areas within the watershed where timber harvesting activities are appropriate. Sustainable harvesting practices are followed to meet the primary objective of protecting water quality in Chases Pond.

The watershed lands provide environmental protection for several rare or threatened indigenous species, including Blanding’s turtles, spotted turtles, eastern box turtles, wood turtles, ribbon snake and the northern spring salamander. The watershed lands provide broader value to the community, region, and State of Maine by preserving and protecting open space in Southern Maine and allowing limited use.

In summary, the watershed property management plan seeks to meet the following objectives. These principles should be retained during the next 20-year planning period.

- Purchase all reasonable remaining property within the watershed under current private ownership,
- Restrict or control any sources of pollution or contamination that may be a threat to water quality,
- Continue routine water quality monitoring of Chase’s Pond,
- Implement an Emergency Response and Spill Prevention Plan for the watershed,
- Conduct a coordinated Emergency Response Drill every 5 years with interested parties and agencies,
- Retain staff with appropriate criminal justice training and credentials to patrol watershed lands in partnership with the York Police Department,
- Continue monitoring and managing recreational activities on District lands,
- Develop a public education program on timber harvesting activities in the watershed,
- Encourage establishment of softwood tree species through timber harvesting practices to maintain water quality in Chase’s Pond,
- Continue cooperative land use planning and protection with local partners,
- Manage and maintain trail systems for District use.

Forest management practices that encourage softwood species has a direct bearing on water quality in Chase’s Pond. Natural succession of forests in Southern Maine often led to high concentration of Northern Oak. Oak trees can generate tannins from decomposing leaves and acorns which can enter Chase’s Pond from run-off. Tannins are difficult to remove with coagulation and can contribute to disinfection by-product formation. The current forest management practices generate income for the YWD through carefully managed, selective cutting while contributing to a forest mix that supports water quality goals.

The YWD recognizes its responsibility to provide managed access to its watershed lands for the public. However, public access creates risks that must be mitigated and managed to protect water quality. Road systems are present to allow access to the lake and watershed by District staff. These roads are maintained for the YWD needs, not for recreational purposes. The YWD's overarching goal is to protect the water supply for drinking water purposes.

The YWD's efforts to promote public awareness, education and effective signage are all positive contributors to continued high quality source water in Chase's Pond. The active land patrol program coupled with management of recreational activities on the lands has reduced threats to Chase's Pond from contamination.

2.2.5.1 Water District Land-Use Policies

The YWD has adopted three specific land-use policies that have been jointly adopted in 2017 by the KWD as well:

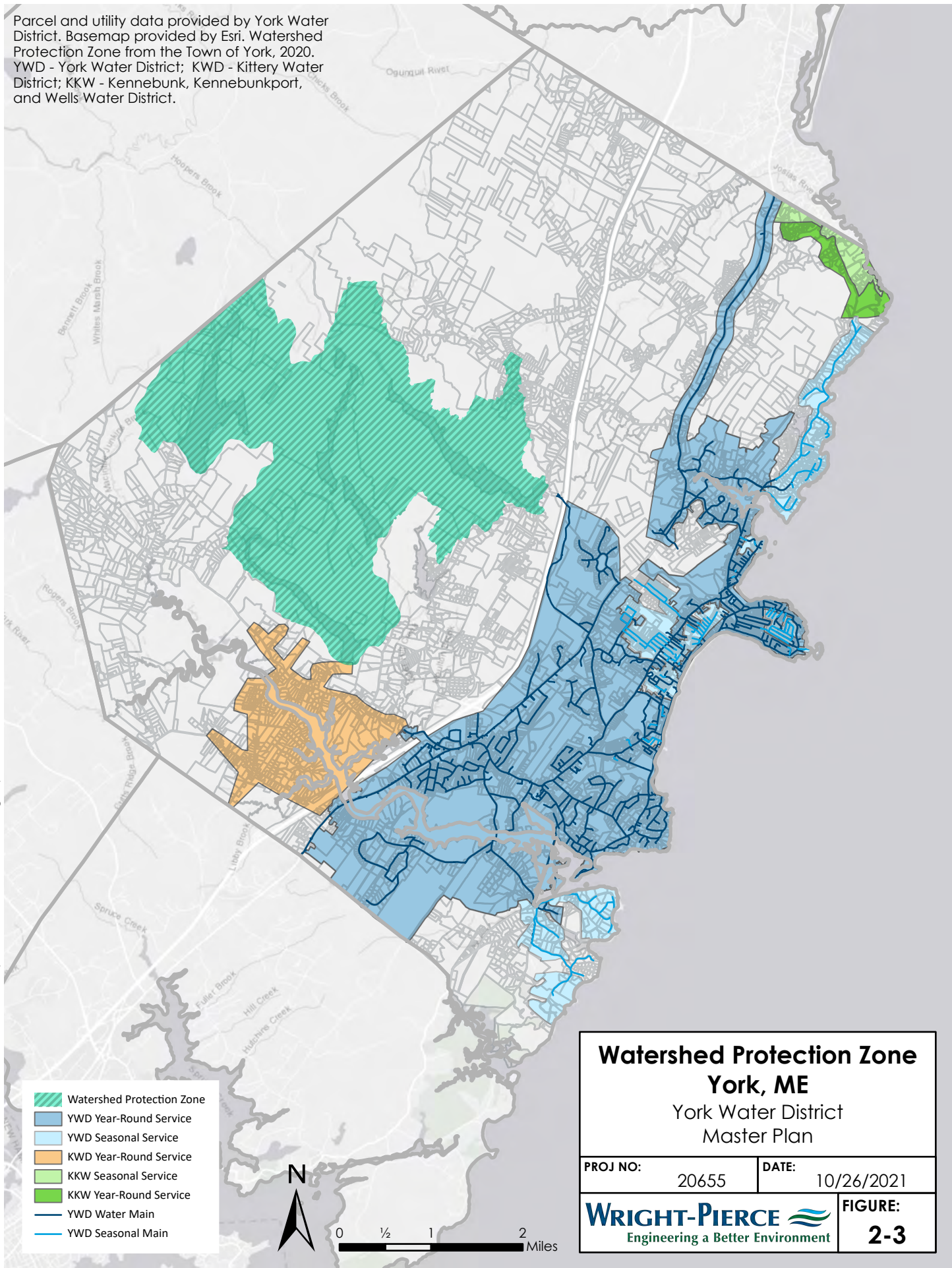
- Watershed Recreational ATV Permit and Recreational ATV – This policy establishes guidelines for ATV use in the watershed. A permit is required for ATV use in the watershed. Only residents of Kittery, Eliot and York can apply for a permit.
- Hunting Use Policy – Hunting is allowed on the watershed lands with some restrictions. The policy stipulates when permission is required and defines best management practices in the watershed.
- Animal Control Policy – This policy requires leashing of all dogs and removal of dog waste from watershed lands.

2.2.5.2 Local Land Use Zoning Ordinance









In addition to the active management of the watershed by the YWD, land-use activities in the Chase's Pond Watershed are protected by local ordinance administered by the Town of York. A Watershed Protection Overlay District encompasses the entire 1,877-acre watershed of Chase's Pond. The overlay also encompasses the drainage basins of Boulter Pond, Bell Marsh Reservoir, Folly and Middle Ponds which are water supplies for the (KWD) The base land-use zone in the ordinance is designated as General Development 2 (GEN-2 designation), a general development zone for rural areas of the Town of York. The overlay district is critical to support the surveillance activities undertaken by the YWD to protect water quality and to restrict and manage land-use activities in the watershed. **Figure 2-3** shows the boundary of the Watershed Protection Overlay District.

Figure 2-4 shows the current base land-use zones in the Town of York. All watershed lands are zoned for general rural uses although new residential development within the watershed is limited to a minimum of 10-acre lot size.

Parcel and utility data provided by York Water District. Basemap provided by Esri. Watershed Protection Zone from the Town of York, 2020. YWD - York Water District; KWD - Kittery Water District; KKW - Kennebunk, Kennebunkport, and Wells Water District.



JMN H:\GIS\test_JMN\York\20655-WD\MasterPlanUpdate\MXD\MasterPlanFigs.aprx - Watershed Protection

-  Watershed Protection Zone
-  YWD Year-Round Service
-  YWD Seasonal Service
-  KWD Year-Round Service
-  KKW Seasonal Service
-  KKW Year-Round Service
-  YWD Water Main
-  YWD Seasonal Main



0 1/2 1 2 Miles

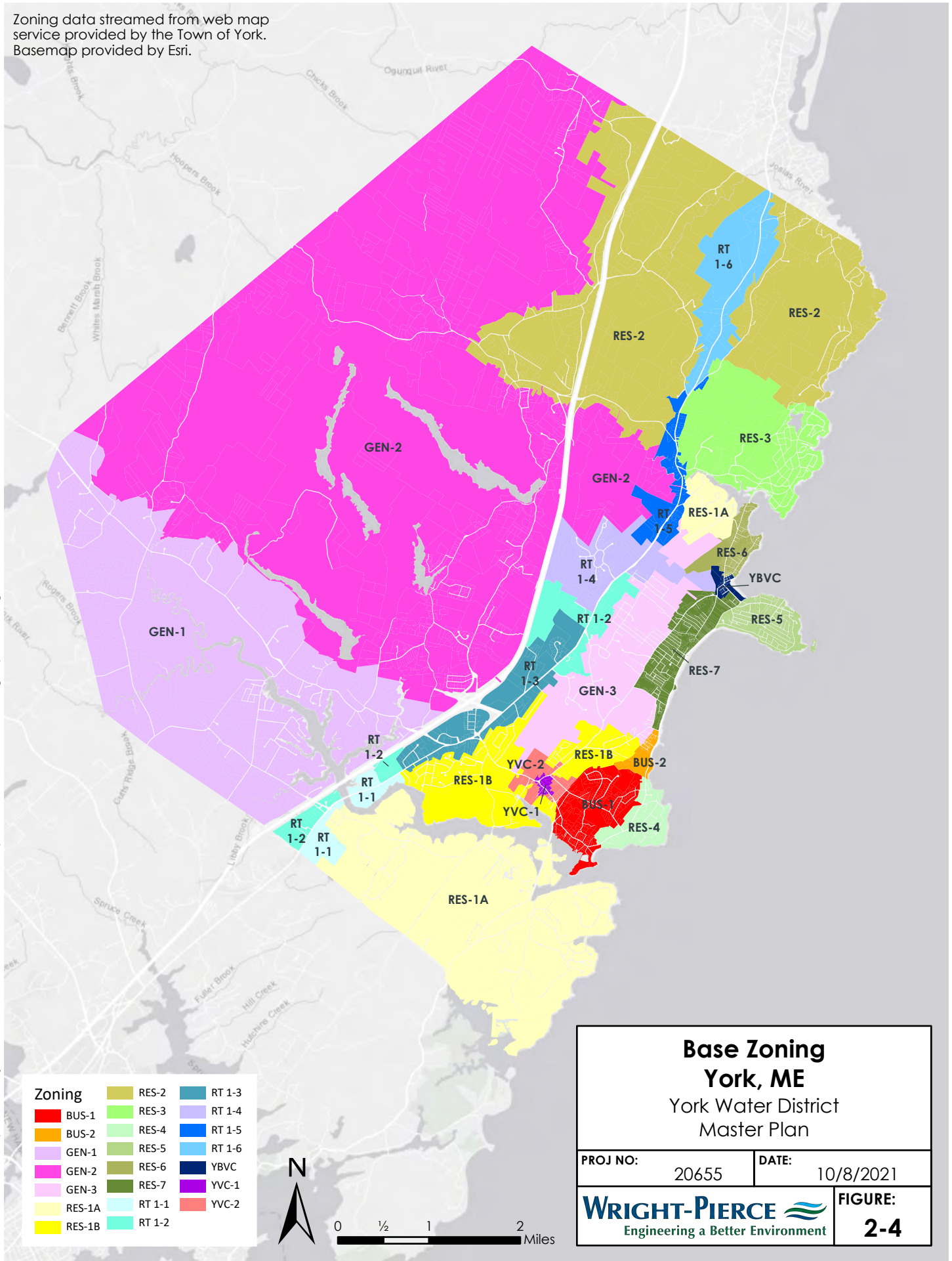
Watershed Protection Zone
York, ME
 York Water District
 Master Plan

PROJ NO: 20655 DATE: 10/26/2021

WRIGHT-PIERCE 
 Engineering a Better Environment

FIGURE:
2-3

Zoning data streamed from web map service provided by the Town of York.
 Basemap provided by Esri.



2.3 Chase's Pond Dam

Chase's Pond Dam is a curved earth embankment located at the east end of Chase's Pond with a concrete spillway and gate structure discharging to the Cape Neddick River basin.

The embankment crest is either covered with grass or stone. The earthen berm crest is located at El.165 feet with a width of approximately 10 to 20 feet. The core of the earthen berm is constructed with impervious fill which is keyed into the foundation soils. The upstream side of the embankment consists of a low height, precast concrete block retaining wall and rip rap slope (2H:1V). The downstream side is sloped at approximately 2H:1V and is grass covered. The earthen berm terminates at the left abutment. The dam crest length is approximately 645 feet long and the dam is approximately 20 feet high at the spillway.

The spillway has an ogee shape cross-section and is constructed of stone masonry overlain with concrete. The spillway crest is cantilevered on the upstream side, and is supported by six 12-inch diameter, reinforced concrete piles cast within a steel pipe sleeves. The steel piles are reported to be severely corroded.

An approximate 1-foot-high wooden flash board exists on top of the spillway crest. The downstream discharge channel is formed by exposed bedrock. Discharge through the spillway flows through a culvert under Chase's Pond Road to Little Pond. Little Pond Dam, an unregulated dam, impounds Little Pond.

A concrete gravity retaining wall with a curved alignment abuts the left side of the gate structure and terminates at the earthen berm. The top of the retaining wall is at El. 162.7 feet.

A concrete, cantilevered retaining wall forms the right spillway training wall terminating at an earth embankment. The top of the retaining wall is at El. 162.7 feet. The upstream side of the retaining wall is backfilled with rip rap which slopes down to meet the top of the precast concrete block retaining wall which runs along the water's edge. An earth embankment constructed with impervious fill abuts the south side of the cantilever retaining wall and terminates at the right abutment.

An earthen dike is located at the southern end of Chase's Pond, approximately 1,300 feet southwest of the dam. The crest of the dike is at El. 162.7 feet, similar to other embankment sections of the dam. The crest of the dike is about 10-feet wide, and grass covered. The upstream slope is protected by rip rap pitched approximately 2H:1V. The downstream slope is approximately 4H:1V and grass covered.

Discharge from the Chase's Pond Dam spillway flows through a culvert under Chase's Pond Road to Little Pond, then to the Cape Neddick River. A flood mitigation berm was added to the Cape Neddick River adjacent to the WTP in 2016. An existing footbridge over the Cape Neddick River was removed in 2018 to further improve flood prevention.

2.3.1 Dam Inspection & Emergency Action Procedures

In 2001, the YWD completed an emergency action plan (EAP) for the facility. The EAP has been updated biannually since that time, which is consistent with requirements for high or significant hazard dams in the State of Maine. The plan includes a description of the dam, inundation mapping, emergency response procedures and testing and notification procedures during dam failure. The EAP included procedures for flashboard removal which may be triggered as early as Stage 2 in the EAP. The inundation mapping was based on a dam breach analysis. Notification procedures include all residents and business located within the inundation zone.

Routine inspection checklists are included in the EAP with specified inspection frequencies for specific components of the dam. For example, routine visual inspections are conducted quarterly. Other critical components are inspected during high water conditions. A routine dam inspection and evaluation report is completed by a professional engineer every 5 years as described above.

The plan provides for annual review and biannual testing of the EAP and specifies an emergency response procedure to guide first responders and District staff in an emergency. The YWD updated the EAP in 2021 and has begun the process of providing updated EAP information to the Town of York and other stakeholders involved in the EAP.

2.4 Water Treatment Facility

The YWD maintains the Josiah Chase Water Filtration Plant (JCWFP) at Chase's Pond in York. The treatment plant uses a two-stage direct filtration technology.

The (JCWFP) was constructed in 1989 adjacent to the Cape Neddick River, downstream of the screen house. The site was selected to allow gravity flow from the pond to prevent the need for raw water pumping. The facility is well maintained and continues to meet the needs of the YWD. The facility replaced an older pumping station and chlorination facility at the site. In 2016 the district rebuilt and inspected the four mixed media filter basins and replaced each underdrain system, retaining media, and filtration media. The aeration discs in both Clarifiers were also changed to enhanced technology. In 2015, the YWD constructed a berm system along the access road to the plant to mitigate flooding from the Cape Neddick River. Other than this improvement, the site and facility are relatively unchanged since the plant inception. A description of major facility systems and recent improvements at the facility follows.

The primary filtration/clarification process uses packaged treatment vessels manufactured by Westech Engineering (formerly CPC Engineering, Microfloc Products). The facility is designed for a maximum flow of 4 (MG) per day (MGD). Two parallel treatment modules each with a capacity of 2 MGD are provided for redundancy and allow operation of one train during maintenance periods of low demand. Each module consists of one adsorption clarifier and two mixed-media filters. At the design flow of 4 MGD the hydraulic loading rates on the clarifiers and filter are 10 gallons per minute (gpm) per square foot (SF) (gpm/sf) and 5 gpm/sf, respectively. On an average production basis, at maximum plant flow, the plant can produce about 3.7 MGD when backwash waste and clarifier flush water is discounted.

2.4.1 Lagoons and Drying Bed

During normal operation, filter backwash and clarifier flush water is diverted to two lagoons. Solids in the water settle to the bottom of the lagoon and supernatant is drawn off the surface into the outlet structure and washwater return pump station. Flow can be diverted to the other lagoon if the sludge blanket in the lagoon in use gets to an appreciable thickness. Stop logs in the outlet structure can then be removed (or added) one at a time to reduce the volume of water in the lagoon to further consolidate the sludge blanket.

A suction pump is used annually or biannually to transfer sludge from the lagoons to the freeze-drying bed. The sludge is dewatered and air dried during the warm months and frozen during the winter. Sludge is typically applied to the drying bed in layers and allowed to dry or freeze before the next layer is applied.

The sludge is retained in the lagoon for up to 10 years or more and then excavated for disposal. Up to approximately 150 cubic yards of dewatered sludge may be stockpiled on site awaiting final disposal. Dried treatment plant residuals were last landfilled in 2019.

2.5 Distribution System

2.5.1 Pressure Zones and Service Areas

The York distribution system has one primary pressure zone operating at a hydraulic gradeline of approximately El. 190 feet. Pressure is controlled by the two water storage tanks. From this main service zone, pressure is boosted to two small residential developments with BPSs. These two smaller pressure zones do not have gravity storage and are expected to have been built out fully. The York distribution system is shown in Figure 2-5.

2.5.2 Distribution Storage

Storage of water within the distribution system is typically used to provide for peak hourly demands, firefighting needs, and emergencies. The YWD has two distribution storage tanks: (1) York Heights and (2) Simpson Hill. In addition, a third tank located at the treatment plant is used for backwashing the filters at the treatment plant.

Water level trends in the Simpson's Hill tank and the York Heights tank are recorded in the SCADA system. During summer months when demands increase in York Beach, water level in the Simpson Hill Standpipe controls start-stop operation of the water treatment facility. York Heights controls plant operation during the remainder of the year. Physical data on the 3 storage tanks is included in Table 2-1 below.

Table 2-1 Storage Facilities




| Location | Year Constructed | Total Capacity (MG) | Diameter (feet) | Height (feet) | Base Elevation (feet-USGS) | Overflow Elevation (feet -USGS) |
|----------------|------------------|---------------------|-----------------|---------------|----------------------------|---------------------------------|
| York Heights | 1969 | 2.0 | 72 | 65 | 125 | 190 |
| Simpson Hill | 1982 | 3.0 | 67 | 113 | 77 | 190 |
| JCWFP Backwash | 1979 | 0.7 | 60 | 33 | 143 | 176 |

2.5.3 Booster Pumping Stations









The YWD, the York Fire Departments, and the (Maine PUC) have established the following criteria for pressures and flows for new residential developments in York:

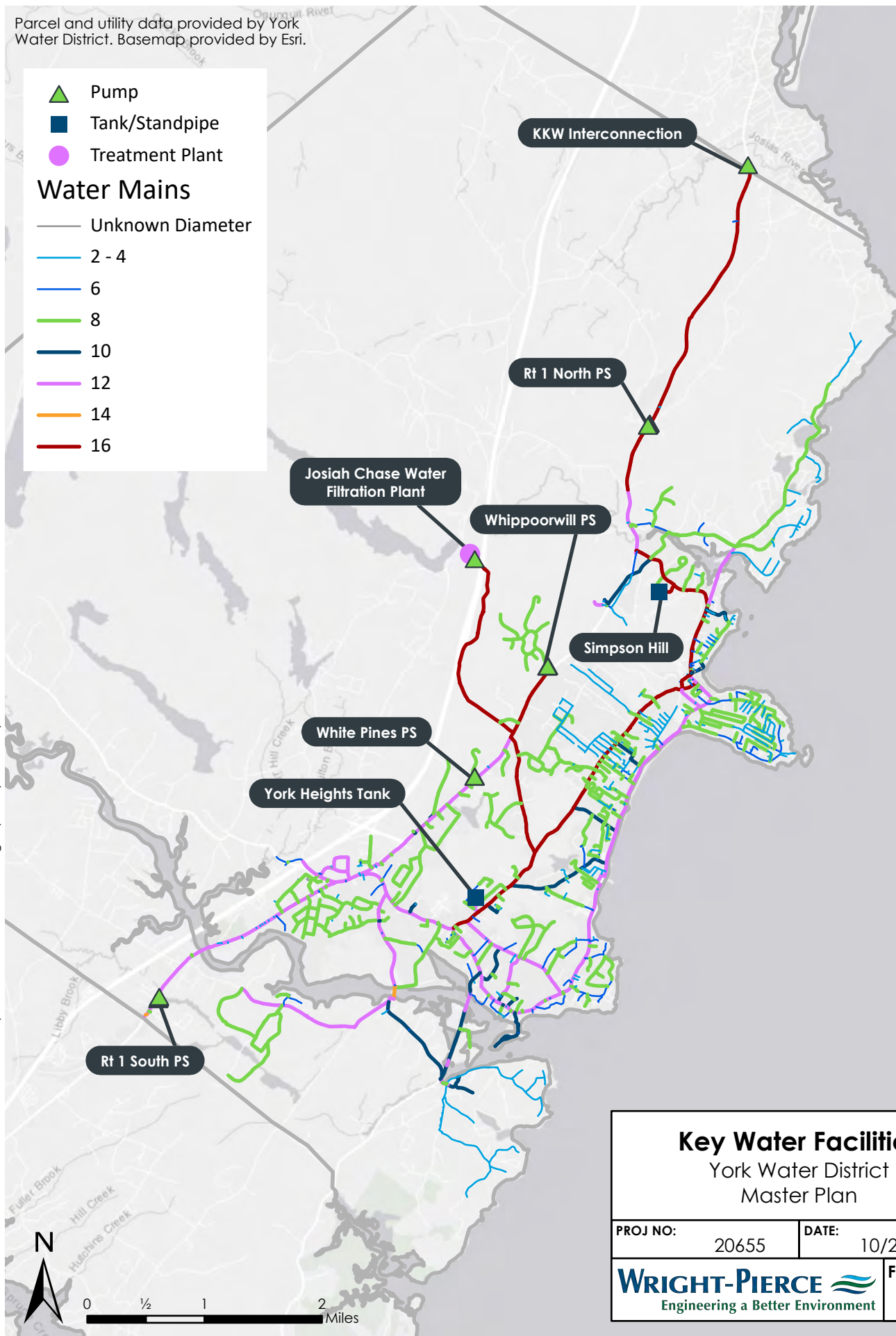
1. Minimum Service Pressure – The YWD policy states that all new residential subdivisions must provide a minimum of 35 psi at bathroom fixtures on the second floor of a residence under normal operating conditions (Peak-hour condition on a maximum water-use day).
2. Fire Flows – A new residential development must be able to provide a minimum of 1,000 gpm at all hydrant locations within the development under worst case conditions in the distribution system. This is a requirement of the York Fire Departments.
3. Residual Pressures during a Fire Condition – The Maine PUC and Maine Department of Health and Human Services (DHHS) requires a minimum pressure at all service connections to water mains of 20 psi during a fire condition.

Parcel and utility data provided by York Water District. Basemap provided by Esri.

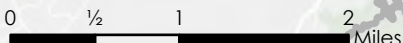
-  Pump
-  Tank/Standpipe
-  Treatment Plant

Water Mains

-  Unknown Diameter
-  2 - 4
-  6
-  8
-  10
-  12
-  14
-  16



JMN H:\GIS\test_JMN\York\20655-WDMasterPlanUpdate\MXD\MasterPlanFigs.aprx - System Map



| | |
|--|------------------|
| Key Water Facilities | |
| York Water District Master Plan | |
| PROJ NO: 20655 | DATE: 10/27/2021 |
| WRIGHT-PIERCE Engineering a Better Environment  | FIGURE: |
| | 2-5 |

If a proposed development cannot meet these minimum requirements, then a booster pump station (BPS) is required. The YWD has two pressure zones that are closed systems (no elevated storage) which are supplied by BPSs which draw water from the main zone; (1) Whippoorwill Booster Pumping Station and (2) White Pines Booster Pumping Station. A third booster pump station is expected to be constructed in 2022, to serve the Gulf Hill subdivision project.

2.5.4 Transmission System

The York distribution system is supplied via a single primary 16-inch transmission main that extends under Interstate 95 to the distribution system on the east side of the highway. Much of the original 16-inch main have been replaced with ductile iron.

The original transmission system constructed in 1896 consisted of two transmission mains from Chase's Pond. A 14-inch cross country main to York Beach which has since been abandoned and a second 16-inch branch to York Village extending down Newtown Road. This second branch has also been abandoned. A new 16-inch ductile iron main was constructed to replace a portion of the transmission system which parallels Interstate 95 in the 1980s. A second cross-country section constructed in 1957 from the end of this newer transmission main section connects to the distribution system at US Route 1. The remaining pipe segment between the Interstate 95 and the treatment facility dates was also replaced in the 1950's.

2.5.5 Distribution System

The YWD maintains a 98.5 miles water distribution system consisting of mains ranging in size from 1.5-inch diameter to 16-inch diameter. The distribution system predominately consists of ductile iron pipe with lesser but substantial amounts of cast iron and HDPE.

The general distribution of main sizes in the system by pipe diameter is shown in **Figure 2-6**. **Figure 2-7** shows the current distribution of pipe materials in the distribution system. The majority of the small diameter 2, 3 and 4-inch mains are HDPE seasonal lines. The District has also been very proactive replacing older cast iron mains in the system. Side streets with older 6-inch cast iron have been routinely replaced with 8-inch pipes explaining predominance of 8-inch mains in the York system. Critical spines of the system are 12-inch and 16-inch mains.

Figure 2-6 Water Main Distribution In York By Pipe Diameter

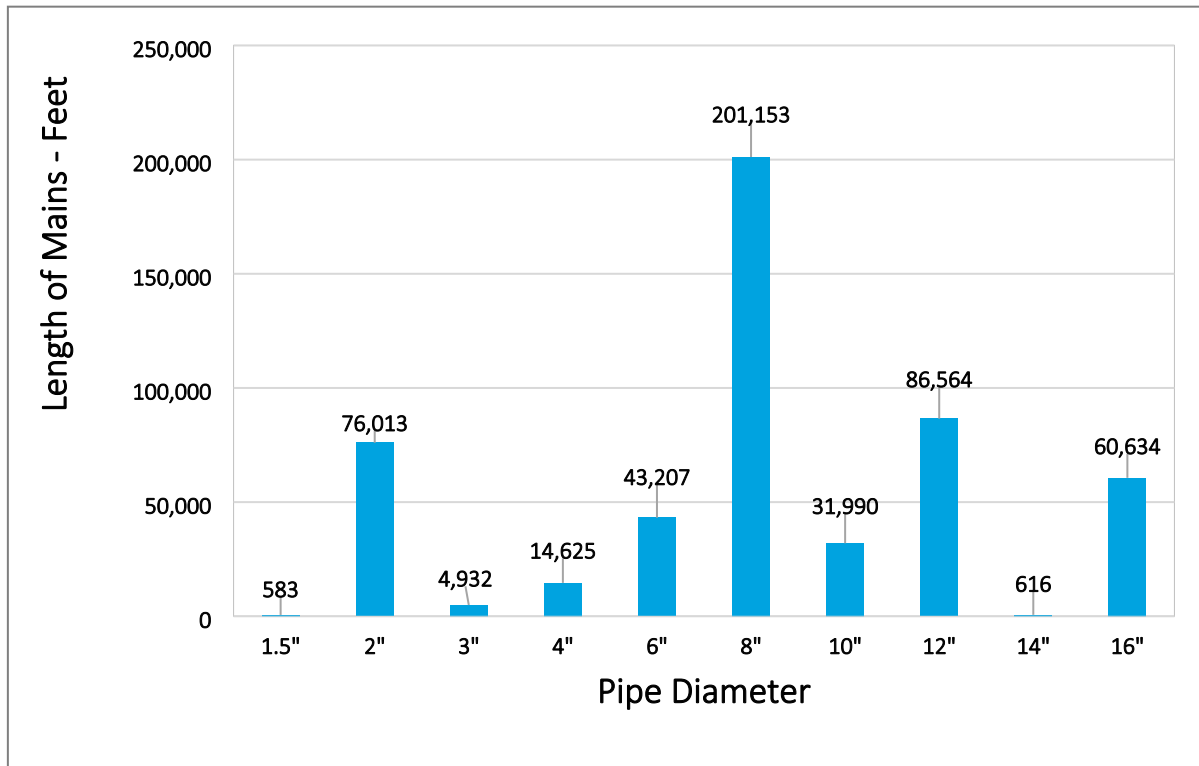
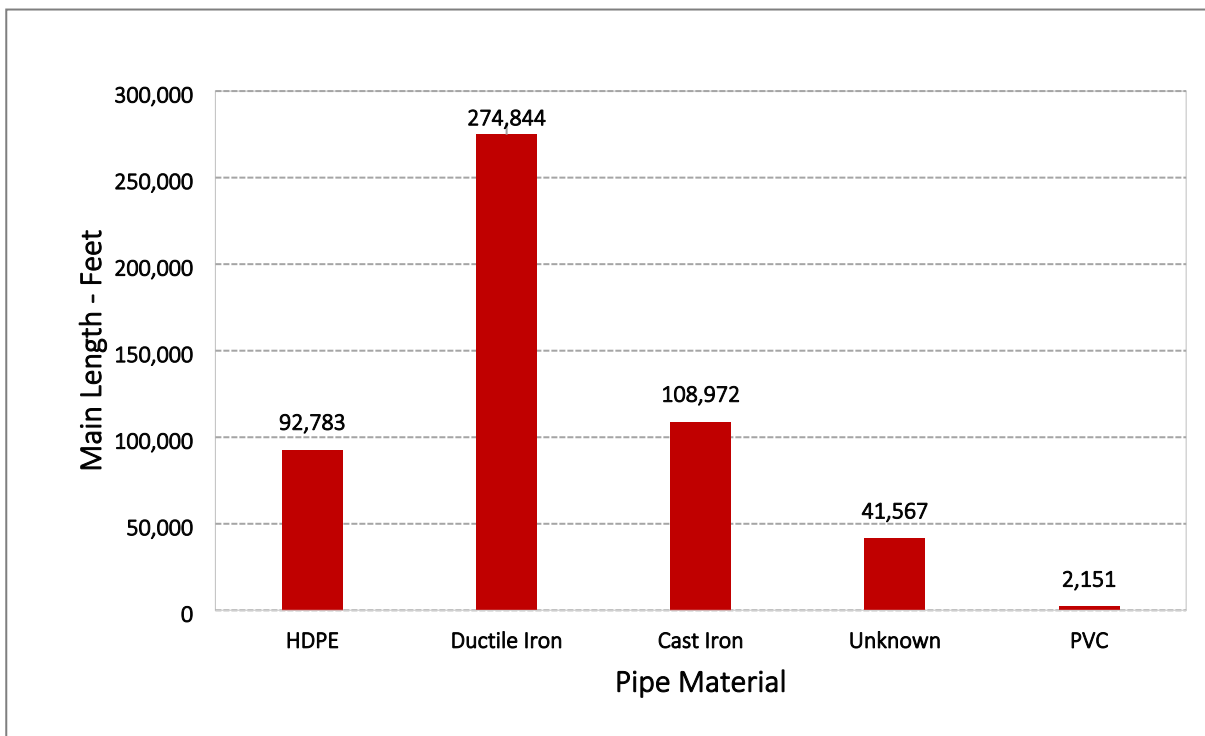


Figure 2-7 Water Main Distribution In York By Material Type



2.5.5.1 Public Fire Protection

Approximately 377 public fire hydrants are connected to the distribution system and are available for fire protection purposes. These hydrants are widely distributed throughout the distribution system and provide coverage to most of the service area except those areas serviced by water mains less than 6-inch in diameter. The YWD also maintains 67 private fire hydrants.

The YWD provides and maintains all the hydrants in the system using the District's GIS database. The YWD routinely flushes all hydrants in the spring. During flushing, a complete inspection of the hydrant occurs including documenting inoperable or damaged components, missing caps, and a general overall assessment. Reported defects are documented and scheduled for repairs.

Portions of the service area are subject to MS4 regulations regarding discharge of chlorinated water to surface water bodies from fire hydrants. The YWD has purchased 2 tablet dechlorinators and use best management practices to control release of chloramine during flushing. The YWD documents which hydrants are located in an MS4 designated area.

The Insurance Services Office (ISO) assesses fire protection in a given community roughly every 10 years. The effort culminates in a report issuing each service community in a District's service territory a Public Protection Classification (PPC). This classification assigns a value ranging from 0 to 10 to classify the level of fire protection in a given community. Class 1 represents exemplary fire protection, and a Class 10 represents a system that does not meet minimum fire protection criteria. Development of the classification is quite complex considering a variety of factors. The three primary factors effecting the classifications are:

- Fire Alarm and Communication Systems - This factor includes an assessment of community's ability to handle and dispatch fire alarms. This task accounts for 10 percent of a community's rating.
- Fire Department - This factor accounts for 50% of the total classification and focuses on such factors as distribution of engine companies and fire stations, pumping capacity, reserve apparatus, training, and staffing issues.
- Water Supply System - The water supply accounts for 40% of a community's classification. Factors affecting the rating include hydrant flow capacity, hydrant inspection protocols, condition of hydrants and other factors.

The 40 ISO points controlled by a water utility in a community are subdivided into three subcategories:

- Credit for Needed Fire Flow (35 points) – This is the largest and most important factor influence the fire rating. For maximum credit, the required or needed fire flows at each test location in the community must meet the minimum fire flows dictated by ISO.
- Credit for Hydrants (2 points) – For maximum credit, all hydrant branches must be constructed in accordance with NFPA standard 1142. Hydrants must have a 6-inch hydrant branch from the supply main to the hydrants and have a pumper outlet in accordance with AWWA C-503 standards.
- Credit for Hydrant Inspection (3 points) – For maximum credit, hydrants need to be inspected biannually in accordance with AWWA standard M-17.

In 2016, ISO changed its classification system. Prior to 2016, a community received a split classification based on properties within 1,000 feet from the distribution system and less than 1,000 feet from a hydrant (Class “A”) and properties beyond 1,000 feet from a hydrant (Class “B”). A designated split classification would be assigned a composite number denoted A/B. The new system changed the designation for properties over 1,000 feet from a hydrant to a new numbering system using either 6X or 6Y as the numerical value. Because ISOs last testing period occurred before 2016, the old naming nomenclature is reflected in the rating. The next ISO rating study will incorporate the new naming nomenclature.

The YWD has a routine hydrant inspection program which increases the fire classification for the water supply component. The program includes testing and recording operations problems, painting, bolt inspection and replacement, and flushing annually.

The ISO completed its latest study of the Town of York in September 2012. The Town of York received a classification of Class 4/9. In the State of Maine, only about 10% of the community water systems meet this standard.

The Town of York water supply received a rating of 35.88% out of a total score of 40%, an excellent rating. The total score for the town, including the water supply rating, was 68.62 points out of a total of 100 points. The point totals obtained from the ISO testing in 2012 are summarized in **Table 2-2** below.

Table 2-2 ISO Water Supply Credits For The Town of York – September 2012

| Credit | Earned Credit | Maximum Credit |
|-------------------------------|---------------|----------------|
| Credit for Needed Fire Flow | 31.33 | 35.0 |
| Credit for Hydrants | 2.0 | 2.0 |
| Credit for Hydrant Inspection | 2.55 | 3.0 |
| Total | 35.88 | 40.0 |

The ISO rating is based on all hydrants within the geographic boundary of the town, so hydrants on the (KWD) and Kennebunk-Kennebunkport-Wells Water District systems also impact the town’s ISO rating. Only 3 of the 19 tests on the (YWD) system did not meet the minimum ISO requirements for those locations. Fire flow tests completed by ISO in 2012 are presented in **Table 2-3**. The YWD continues to work diligently towards increasing flows in deficient areas. In summary, the (YWD) continues to provide an excellent flow regime in the Town of York to meet fire protection needs.

A number of fire flow tests were conducted in 2017 to determine the flow capabilities of hydrants at representative areas of the system. Individual test results are compared on a common basis by calculating the flow that would be available at a residual pressure of 20 psi in the main.

Two fire departments exist within the Town of York, each with a designated area of primary and secondary responsibility. The York Village Fire Department, located near the village square off York Street, has approximately 3 full-time/career and 57 volunteer firefighters. The York Beach Fire Department is located on Railroad Avenue and is comprised of about 3 full-time/career and 50 volunteer firefighters. The Departments are equipped with pumper trucks, tank trucks, an aerial ladder truck, off-road forestry vehicles and rescue vans. The YWD also purchased a “firelight” implement that is mobile for firefighting in the watershed. This equipment is stored by the YWD.

The Town of York requires all new residential developments to provide a minimum of 1,000 gpm fire flow to new fire hydrants added to the system and served by public water.

Table 2-3 ISO Flow Test Results Conducted In The Town of York – September 2012 York Water District

| Test No. | Land-Use Description | Test Location | Service Zone | Residential Flow Test (GPM) | Pressure (psi) | | Flow @ 20 psi | | Adequate? |
|----------|----------------------|--|------------------------|-----------------------------|----------------|--------|---------------|--------|-----------|
| | | | | | Static | Resid. | Needed | Avail. | |
| 1B | Commercial | Hyd @Shore Road and Main Street | York Water District | 1020 | 66 | 65 | 2000 | 8100 | Yes |
| 2B | Commercial | Hyd @Ocean Ave. and Main Street | York Water District | 1630 | 75 | 72 | 3500 | 7800 | Yes |
| 3B | Commercial | Hyd @ Church Street and Long Beach Ave. | York Water District | 1010 | 68 | 59 | 2000 | 2500 | Yes |
| 4B | Commercial | Hyd. @ Shelton Street and Nubble Road | York Water District | 790 | 69 | 36 | 1750 | 1000 | No |
| 5B | Commercial | Hyd. @ Long Beach Ave./Morningside Drive | York Water District | 1970 | 76 | 68 | 1750 | 5600 | Yes |
| 6C | Residential | Hyd. @ Ridge Road and Juniper Park Lane | York Water District | 930 | 56 | 53 | 500 | 3600 | Yes |
| 7B | Commercial | 1 st Hyd. @ High School | York Water District | 2070 | 76 | 70 | 3500 | 6900 | Yes |
| 8A | Commercial | Hyd. @ Long Beach Ave. and Mitchell Road | York Water District | 750 | 68 | 64 | 4500 | 2900 | No |
| 8B | Commercial | Hyd. @ Long Beach Ave. and Mitchell Road | York Water District | 750 | 68 | 64 | 2250 | 2900 | Yes |
| 9B | Commercial | Hyd. @ Woodbridge Avenue and Scott Ave. | York Water District | 2070 | 60 | 54 | 2500 | 5800 | Yes |
| 10C | Residential | Hyd. @ Norwood Farms and Milbury Lane | York Water District | 730 | 53 | 51 | 750 | 3300 | Yes |
| 11B | Commercial | Hyd. @ York Street and Varrell Lane | York Water District | 1500 | 52 | 49 | 3500 | 5400 | Yes |
| 12B | Commercial | Hyd. @ Organug Road and Indian Trail | York Water District | 3500 | 0 | 0* | 3500 | 3500 | Yes |
| 13B | Commercial | Hyd. @ Route 1 and Cider Hill Road | York Water District | 3750 | 0 | 0 | 3500 | 3750 | Yes |
| 14A | Commercial | Route 1 (location not specified in ISO report) | York Water District | 3000 | 0 | 0 | 7000 | 3000 | No |
| 14B | Commercial | Hyd. @ Route 1 and New Town Road | York Water District | 3820 | 0 | 0 | 3000 | 3000 | Yes |
| 15C | Residential | Hyd. @ Cider Hill Road and New Boston Rd. | Kittery Water District | 1240 | 52 | 40 | 500 | 2100 | Yes |
| 16B | Commercial | Hyd. @ Beech Ridge Road and Betty Welch | Kittery Water District | 1240 | 60 | 50 | 2500 | 2600 | Yes |
| 17B | Commercial | Hyd. @ Route 1 and Rogers Road | York Water District | 3800 | 0 | 0 | 3500 | 3800 | Yes |
| 18B | Commercial | Hyd. @ Route 1 and Pine Hill Road | York Water District | 1400 | 0 | 0 | 2250 | 1400 | Yes |

*Data provided to ISO by the York Water District

**Refer to Table 6-2 for current system comparison to ISO requirements.

2.6 Administration Functions

2.6.1 Office

The YWD business office and operations center is located on a 1.94-acre parcel at 86 Woodbridge Road in York Village. This facility supports District administration, distribution system staff, vehicle and equipment storage, financial administration, billing, customer service, and management staff. Customers access this building for bill payment.

2.6.2 System Development Charge

The YWD has a system development charge (SDC) or impact fee for new customers, designed and approved in accordance with the (MPUC) requirements under Chapter 61 of the Rules and Regulations Related to Water Rates. The fee structure is a special type of impact fee intended to fund system expansion driven by growth. The York (SDC) was approved in April 2003.

The (SDC) is structured by using information generated in a water system master plan report. This report will segregate recommended needs into two categories; (1) Capital needs required to adequately serve existing customers and (2) Projected capital needs to support anticipated future growth in water demands. This format will allow the District to extract the needed information from the plan to update the (SDC) after this report is complete.

2.6.3 Organization and Staffing

The YWD currently has 20 employees excluding the Board of Trustees under the direction and oversight of the District Superintendent. The District staff by job category is summarized in **Table 2-4**. An organizational chart showing the reporting structure for staff is included as **Figure 2-10**.

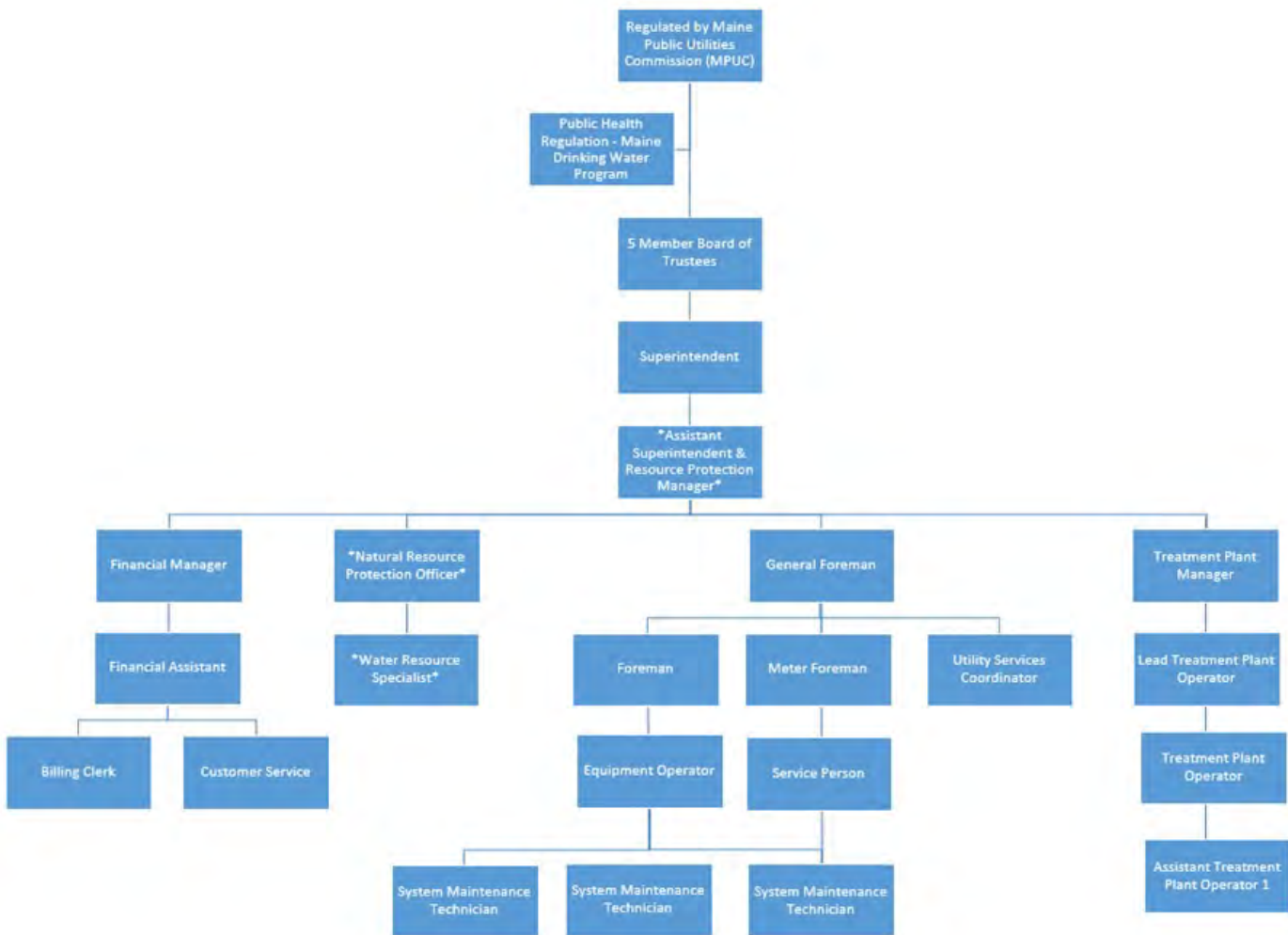
Table 2-4 York Water District Staffing By Job Category York Water District

| Job Category | Number of Positions |
|---|---------------------|
| Superintendent | 1 |
| Assistant Superintendent and Watershed | 1.5 |
| Water Treatment Facility and Pumping Stations | 4.5 |
| Distribution System | 9 |
| Water Services | 1 |
| Accounting and Financial | 2 |
| Billing and Customer Relations | 2 |
| Total Staff | 21 |

The YWD is managed by a Superintendent whom the Assistant Superintendent reports to. The Assistant Superintendent is also the Natural Resource Protection Manager and Natural Resource Protection Officer. The Assistant Superintendent has four direct reports: (1) Financial Manager, (2) Water Resource Specialist, (3) Treatment Plant Manager, (4) General Foreman. In general, the Financial Manager is responsible for all financial oversight, annual MPUC reporting, administration of the (SDC) for new customers, customer relations and billing. The Natural Resource Protection Manager oversees all watershed management activities. The general foreman oversees all distribution system operations. The Treatment Plant Manager is responsible for operation of the treatment facility, water quality, and operation of remote facilities including storage tanks, and BPSs.

The YWD is well managed and has been proactive managing and modernizing the water system. The Board of Trustees meet monthly. The five Board members are elected to 5-year terms. The YWD's terms and conditions are MPUC approved.

Figure 2-8 Organization Chart



3

Section 3 Water Use & Projections

3.1 General

York is like many coastal resort communities in southern Maine. In addition to year-round residents, seasonal residents staying at trailer parks, vacation homes, hotels, and campgrounds cause the summer population to swell. The York comprehensive plan estimates that the summer overnight population during peak summer period swells to over 20,000 people. The transient daytime population has been estimated to exceed 30,000. Understanding the influences that drive the maximum demand days during the summer is important in developing reasonable water-use projections into the future.

The District has improved its infrastructure to increase hydraulic efficiency and system reliability within the current water system. Approximately 25% of the recommended piping enhancements from the 2016 Master Plan have been implemented.

A growth projection of water-use was completed during the 2021 master plan update to confirm that future facilities are adequately sized to meet projected demands and to determine adequacy of aging piping and other infrastructure.

3.2 Existing Land Use and Community Growth Patterns

York Village, York Beach, and Cape Neddick are the primary population areas served by the YWD. York is a service community with light commercial shopping areas along US Route 1, a regional hospital and many small seasonal businesses in York Beach. Much of the land west of Interstate 95 is protected watershed lands of the York and Kittery Water Districts. Opportunities for large scale expansion of the water system west of Interstate 95 will require boosted pressure to serve higher elevation areas and would be funded by the project proponent as regulated by the MPUC. These influences are impediments to large scale development in the Town of York.

York presently serves no large industrial customers. Metered water consumption is primarily residential with smaller numbers of commercial and government accounts. Large areas of the distribution system, primarily in Cape Neddick and York Beach, are served by seasonal water mains.

All new customers are required to pay a system development charge (SDC) to connect to the water system. This income is used to renew the water system with investment to offset growth driven needs. Understanding how growth will occur in the future will allow the YWD to adjust or change the (SDC) to meet these projected demands.

Future growth in the service area is anticipated to be primarily residential and light commercial growth directly related to increases in population. Commercial land use is also anticipated to increase in response to residential growth. Additional future commercial growth is anticipated to be concentrated in existing commercial land-use zones within the Town of York. No major industrial developments are currently under consideration in the service area. A current land-use zoning map for the town of York is shown in Section 2.

3.3 Population Demographics and Projections

The population data discussed herein will serve as the basis for projecting water use needs within the York service area and to determine the adequacy of existing pumping, distribution and transmission facilities and the need to expand or upgrade these facilities. There is generally a close relationship between a community's population and total water consumption. Residential water consumption is directly linked to population growth in a community.

Although less directly related, commercial, municipal, and industrial water consumption will also tend to vary proportionately with population growth in a community.

To better understand the population demographics in the service area, data for this study was collected and analyzed from the U.S. Census Bureau, Maine Department of Administrative and Financial Services (MDAFS), and Southern Maine Planning and Development Commission (SMPDC). The general population trends and projections for the Town of York and several neighboring communities are presented in Table 3-1. The data is also presented graphically in **Figure 3-1**.

Population growth in the Town of York has increased since the 1970's, although at a much slower pace over the past 15 years. Population growth in neighboring communities has slowed at a similar rate as York over this same period. York is a preeminent seaside resort in southern Maine continues to draw seasonal, transient visitors and new residents on a more sustained basis than other communities.

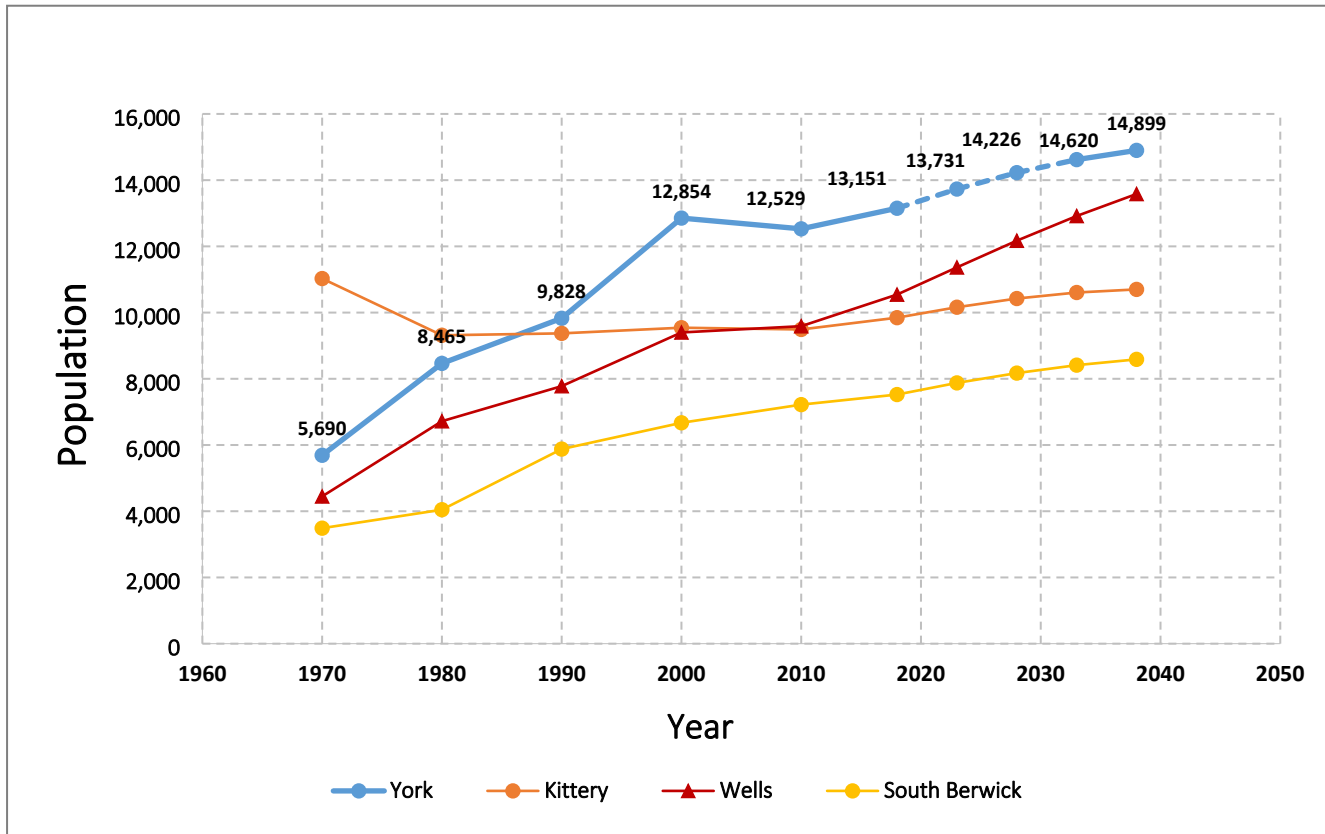
Table 3-1 Population Trends and Projections for York and Neighboring Communities

| Year | York | % Increase | Kittery | % Increase | Wells | % Increase | South Berwick | % Increase |
|------|--------|------------|---------|------------|--------|------------|---------------|------------|
| 1970 | 5,690 | - | 11,028 | - | 4,448 | - | 3,488 | - |
| 1980 | 8,465 | 48.8 | 9,314 | -15.5 | 6,719 | 51.1 | 4,046 | 16.0 |
| 1990 | 9,828 | 16.1 | 9,372 | 0.6 | 7,778 | 15.8 | 5,877 | 45.3 |
| 2000 | 12,854 | 30.8 | 9,543 | 1.8 | 9,400 | 20.9 | 6,671 | 13.5 |
| 2010 | 12,529 | -2.5 | 9,490 | -0.6 | 9,589 | 2.0 | 7,220 | 8.2 |
| 2018 | 13,151 | 5.0 | 9,846 | 3.8 | 10,544 | 10.0 | 7,524 | 4.2 |
| 2023 | 13,731 | 4.4 | 10,162 | 3.2 | 11,365 | 7.8 | 7,876 | 4.7 |
| 2028 | 14,226 | 3.6 | 10,424 | 2.6 | 12,171 | 7.1 | 8,172 | 3.8 |
| 2033 | 14,620 | 2.8 | 10,606 | 1.7 | 12,917 | 6.1 | 8,412 | 2.9 |
| 2038 | 14,899 | 1.9 | 10,700 | 0.9 | 13,582 | 5.1 | 8,587 | 2.1 |

*Data prior to 2018 was obtained from the U.S. Census Bureau

**Population projections were obtained from MDAFS and are based on U.S. Census Bureau 2016 population estimates.

Figure 3-1 Population Trends and Projections in York And Neighboring Communities



3.4 Housing Trends and Household Characteristics

The SMPDC reports housing stock trends in York County member communities. This information is useful in projecting population growth and future water use.

Housing demographics offer insights on growth in a community. The residential housing stock has increased in the Town of York from 8,053 housing units in 2000 to 9,585 single family housing units in 2020. It was not reported if the new dwellings were located within or outside the YWD's service area. Data on housing stock trends in the entire Town of York is presented in **Table 3-2**.

During the last 20 years, housing size decreased from 2.42 persons per dwelling to 2.26 persons per dwelling in the Town of York. The estimated family household size trends in York are presented in **Table 3-2**.

The housing stock data illustrates that the Town of York is experiencing an aging population base and smaller family size leading to stable or declining water-use despite an increase the housing stock during this period. The aggregate effect of smaller household size and increasing housing stock is shown in **Figure 3-2**. This trend is also occurring regionally and in core service communities throughout the State of Maine and New England.

In conclusion, despite growth in the residential housing stock in the Town of York service area, water-use has stabilized or declined because of smaller household sizes, water conservation and conversion to low flow fixtures. Conversion of housing stock from seasonal to year-round homes is also likely affecting household size in York.

Table 3-2 Housing Trends and Household Size in the Service Area

| Year | Number of Residential Housing Units | Average Household Size |
|------|-------------------------------------|------------------------|
| 2000 | 8,053 | 2.42 |
| 2010 | 8,649 | 2.30 |
| 2015 | 9,519 | 2.35 |
| 2020 | 9,585 | 2.26 |

¹ Data obtained from SMPDC

Figure 3-2 Housing Trends and Household Size in York and Neighboring Communities



3.4.1 Building Developments within YWD Service Area

Although a good starting point for population/demand projections, the data presented in **Table 3-1** and **Figure 3-1** do not capture the entire picture. The growth trends above are approximate and do not consider planned developments in Town if they are not known to the US Census Bureau or MDAFS. For this reason, we inquired as to what developments are known to be in the works in the Town of York. **Table 3-3** contains a list of known building developments, the anticipated completion year, and an estimate of the number of service connections tied to each development.

Table 3-3 Upcoming Building Developments In York Service Area

| Development | Details | Anticipated Completion Year | Service Type | Total Service Connections |
|---------------------------------------|---|-----------------------------|--------------|---------------------------|
| 317 US Route 1 | 2 Buildings | 2022 | Commercial | 2 |
| Cape Neddick River Estates | 6 Building Lots | 2022 | Residential | 6 |
| 5 Hannaford Drive Housing | 48 One Bedroom and 15 Two Bedroom Units | 2022 | Residential | 63 |
| 296 US Route 1 – Moorehouse (Phase 1) | 42 Unit Apartments and 10 Unit Townhouses | 2022 | Residential | 52 |
| 298 York Street – Bristol Point | 4 One Bedroom and 5 Two Bedroom Units | 2022 | Residential | 9 |
| 296 York Street | 4 One Bedroom and 5 Two Bedroom Units | 2023 | Residential | 9 |
| 296 US Route 1 – Moorehouse (Phase 2) | 30 Units | 2023 | Residential | 30 |
| Gulf Hill | 52 Building Lots | 2023 | Residential | 52 |
| 122 Long Sands Road – Elderly Housing | 10 Two Bedroom Units | 2023* | Residential | 10 |
| Woodstone | 122 Building Lots | 2023 | Residential | 122 |
| Totals Service Connections | | | | 353 |

*Completion date is not known. Population increase will be reflected in 2024.

The services associated with these developments have been included in the population and demand projections within, and updated population projections including these developments can be found in **Table 3-4** and **Figure 3-3** below. Assuming 2.26 persons per service connection, these developments will bring approximately 800 customers to the system within the next 5 years. This assuming all new building developments have no vacancies and are at capacity.

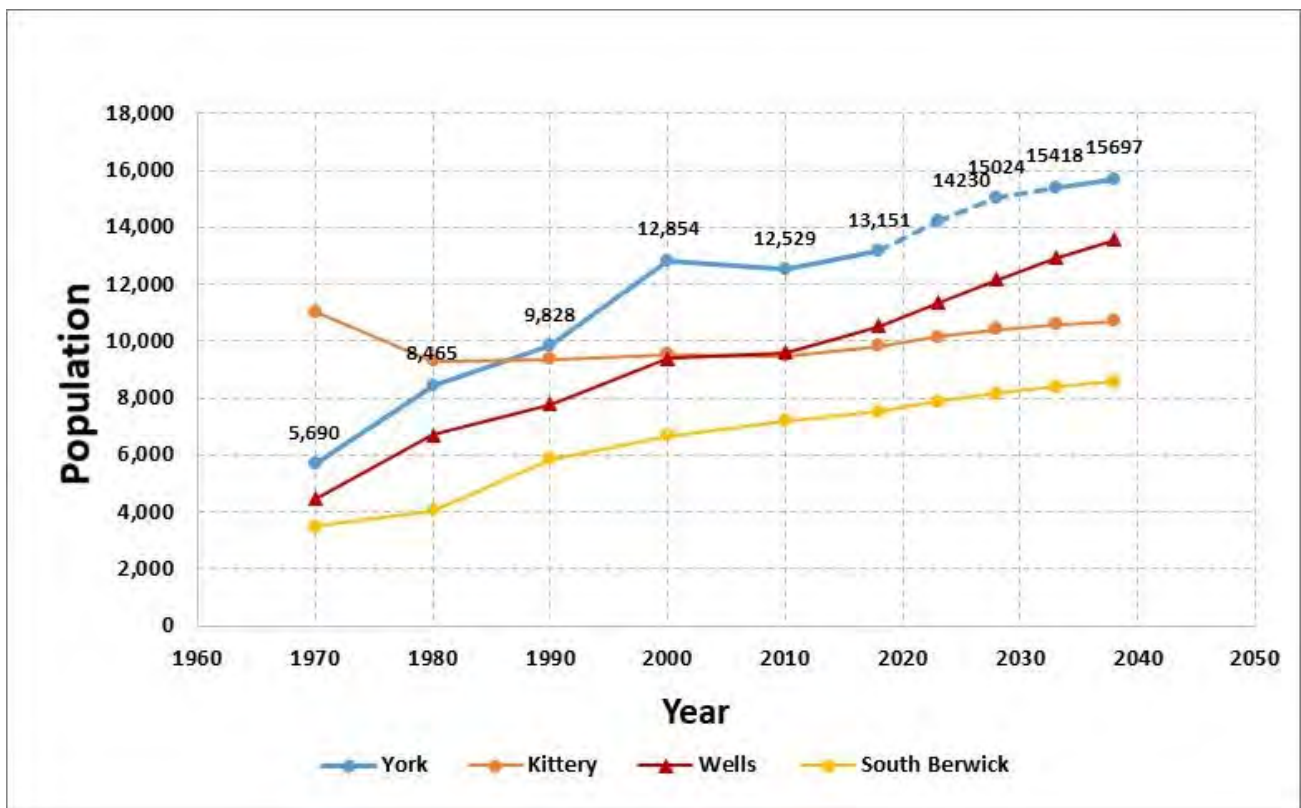
Table 3-4 Revised Population Trends and Projections for York and Neighboring Communities

| Year | York | % Increase | Kittery | % Increase | Wells | % Increase | South Berwick | % Increase |
|------|--------|------------|---------|------------|--------|------------|---------------|------------|
| 1970 | 5,690 | - | 11,028 | - | 4,448 | - | 3,488 | - |
| 1980 | 8,465 | 48.8 | 9,314 | -15.5 | 6,719 | 51.1 | 4,046 | 16.0 |
| 1990 | 9,828 | 16.1 | 9,372 | 0.6 | 7,778 | 15.8 | 5,877 | 45.3 |
| 2000 | 12,854 | 30.8 | 9,543 | 1.8 | 9,400 | 20.9 | 6,671 | 13.5 |
| 2010 | 12,529 | -2.5 | 9,490 | -0.6 | 9,589 | 2.0 | 7,220 | 8.2 |
| 2018 | 13,151 | 5.0 | 9,846 | 3.8 | 10,544 | 10.0 | 7,524 | 4.2 |
| 2023 | 14,230 | 8.2 | 10,162 | 3.2 | 11,365 | 7.8 | 7,876 | 4.7 |
| 2028 | 15,024 | 5.6 | 10,424 | 2.6 | 12,171 | 7.1 | 8,172 | 3.8 |
| 2033 | 15,418 | 2.8 | 10,606 | 1.7 | 12,917 | 6.1 | 8,412 | 2.9 |
| 2038 | 15,697 | 1.9 | 10,700 | 0.9 | 13,582 | 5.1 | 8,587 | 2.1 |

*Data prior to 2018 was obtained from the U.S. Census Bureau

**Population projections for Communities other than York were obtained from MDAFS and are based on U.S. Census Bureau 2016 population estimates.

Figure 3-3 Revised Population Trends and Projections in York and Neighboring Communities



3.5 Water Production and Demand

Water production records (including the Maine Public Utilities Commission (MPUC) Annual Reports from 2005 to 2020) were obtained from the YWD and analyzed to study recent water usage trends in the service area. An analysis of water-use patterns, existing and past trends is necessary to evaluate the existing system capabilities and to design for future needs.

The YWD has historically reported demands in two components; (1) revenue water and (2) non-revenue water, in accordance with MPUC reporting requirements. Revenue water or metered water is obtained from individual water meter readings from customers. All customers are metered. Non-revenue water is the difference in revenue water, or that quantity of water that was metered or billed to customers, and the total water produced from the treatment facility, which is also metered. Non-revenue water includes both known sources of non-revenue water such as water for flushing, firefighting, known leaks, etc., and lost or unaccounted-for water.

As reported to the MPUC, the YWD customers are classified into Residential, Commercial or Public Authorities (Schools, government facilities, etc.).

3.5.1 Average and Maximum Daily Demand Trends

Knowledge of the average and maximum daily demands of a water system is required to evaluate the existing system and plan for future needs. The annual average daily flow is useful in estimating total water demand, chemical needs associated with treatment, electric power consumption required for pumping, and long-term

supply capacity (Safe Yield). The maximum daily demand is generally used to size transmission mains, treatment processes and equipment, and storage facilities. Average-day demand (ADD) is defined as the total water-use in a year divided by 365 days. The maximum-day demand (MDD) is defined as the maximum day of water-use that occurs during a given year. The average-day and (MDD) trends in York are presented in **Table 3-5**.

The average-day and (MDD) trends in the York system are also shown graphically in **Figure 3-4** over the period of 2005-2020. Total water sold (revenue water) and non-revenue water is shown in **Figure 3-5**. Non-revenue water is discussed in more detail later in the report.

Table 3-5 Average-Day and Maximum-Day Water Demand Trends York Water District

| Year | Average-Day Demands | Maximum-Day Demand | Ratio MDD/ADD |
|------|---------------------|--------------------|------------------|
| 2005 | 0.998 | 2.470 | 2.47 |
| 2006 | 0.938 | 2.405 | 2.56 |
| 2007 | 0.984 | 2.405 | 2.44 |
| 2008 | 0.942 | 2.291 | 2.43 |
| 2009 | 0.873 | 1.970 | 2.26 |
| 2010 | 1.013 | 2.470 | 2.44 |
| 2011 | 0.953 | 2.863 | 3.00 |
| 2012 | 0.984 | 2.340 | 2.38 |
| 2013 | 0.993 | 2.334 | 2.35 |
| 2014 | 1.125 | 2.467 | 2.19 |
| 2015 | 1.050 | 2.420 | 2.30 |
| 2016 | 1.020 | 2.420 | 2.37 |
| 2017 | 0.940 | 2.380 | 2.53 |
| 2018 | 1.028 | 2.673 | 2.60 |
| 2019 | 1.011 | 2.456 | 2.43 |
| 2020 | 1.070 | 3.128 | 2.92 |
| | | Average | 2.45 |

Figure 3-2 Average-Day and Maximum-Day Water Demand Trends

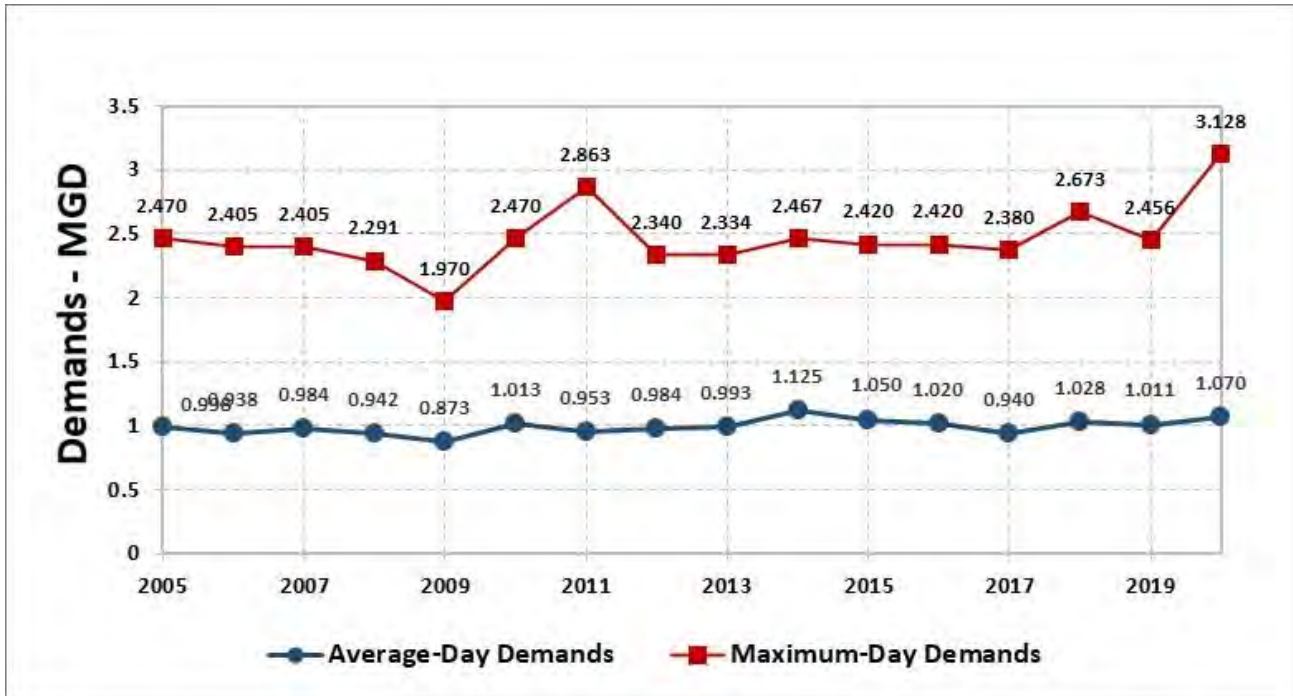
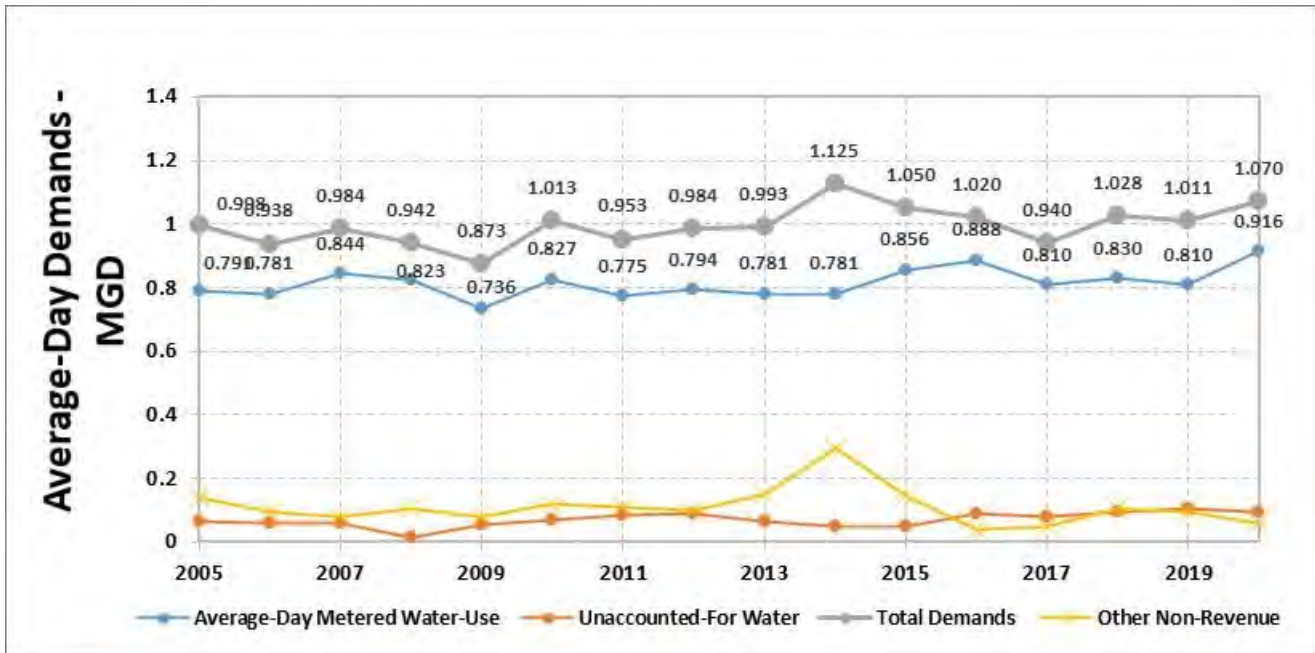


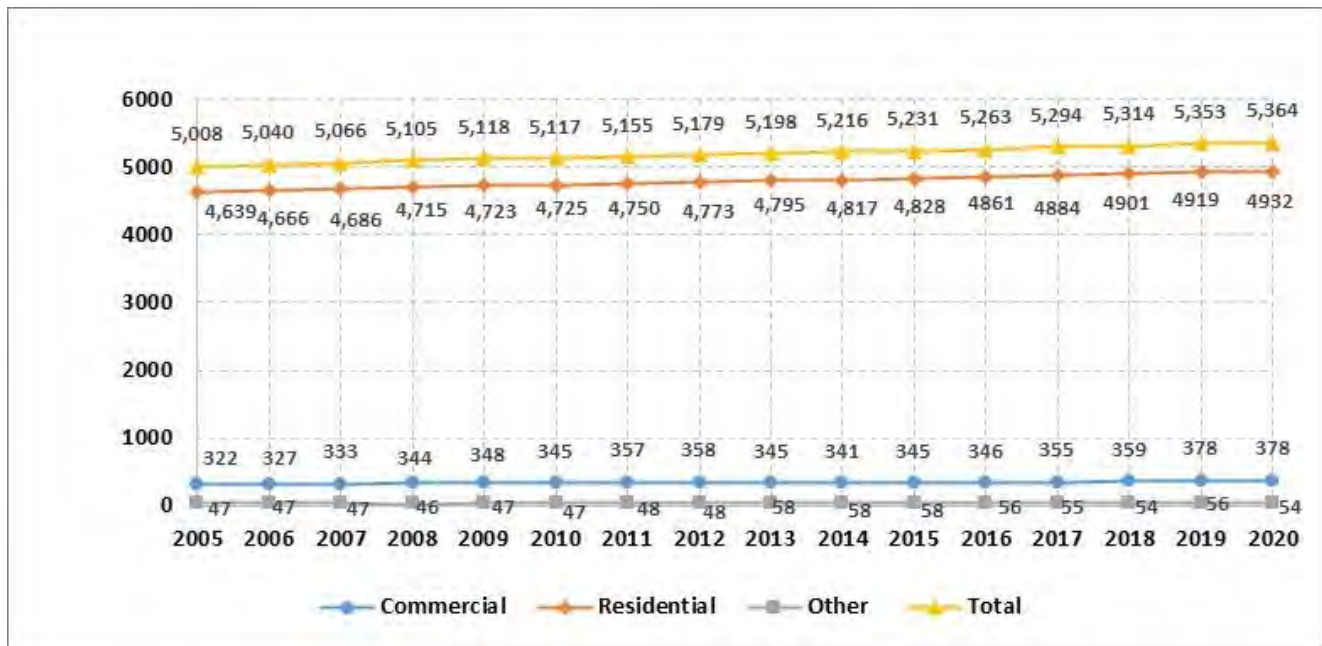
Figure 3-3 Average-Day and Non-Revenue Water-Use Trends



3.5.2 Service Connection Trends

A distribution of the YWD’s service connections or meters by customer class since 2005 is presented in **Figure 3-6**. The number of service connections by customer class has experienced a net increase during this time period including commercial and residential accounts. Governmental accounts have been relatively stable during this period. The total number of service connections has been gradually increasing over the past 10 years.

Figure 3-4 Service Connections By Customer Class



3.5.3 Per Capita Water Consumption

3.5.3.1 Residential

Residential water-use in the YWD has two sub-populations in the service area.; (1) Seasonal Residents and (2) Year-round Residents. Residential users include single family and multifamily dwellings as well as apartments and trailer parks. On average, the residential component of total demand has ranged from 63-70% of the total water demands. The metered year-round and seasonal residential service connections and water-use is presented in **Figure 3-7** and **Figure 3-8**.

Figure 3-5 Seasonal and Year-Round Residential Service Connections

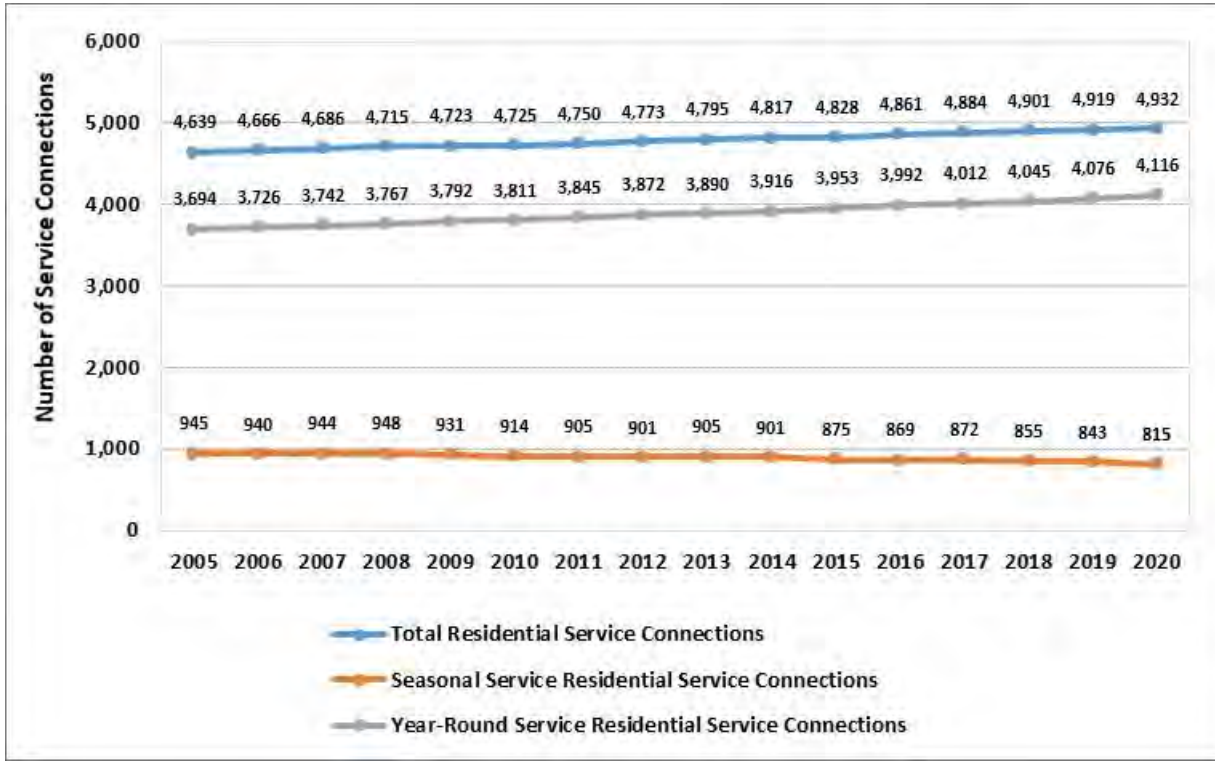
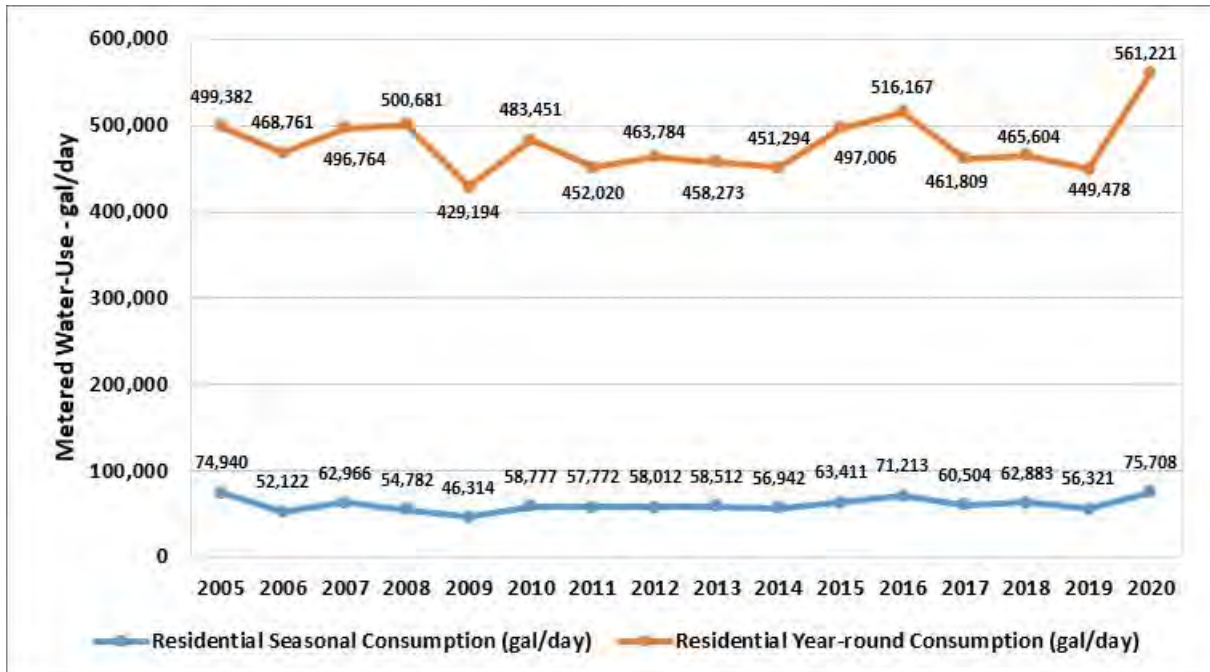


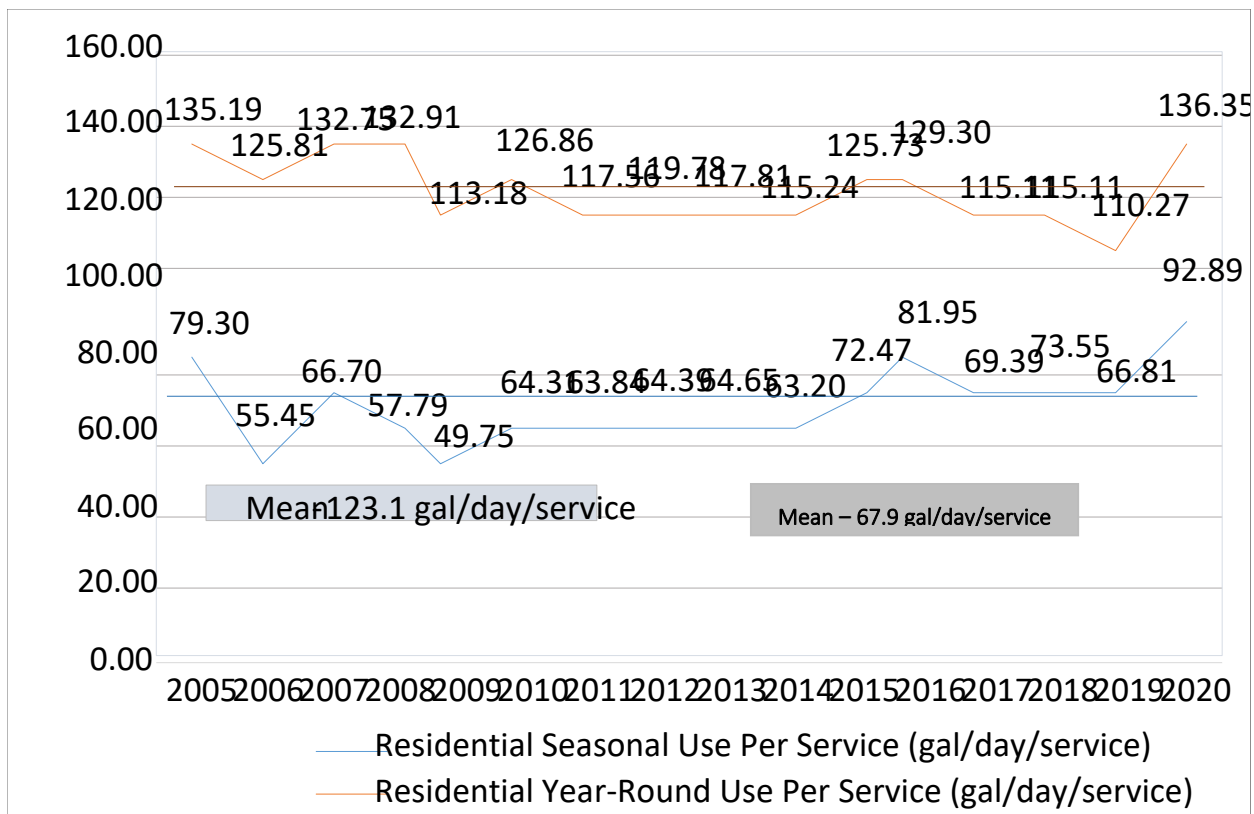
Figure 3-6 Seasonal and Year-Round Residential Metered Water-Use



The average water-use per residential service connection has averaged approximately 119 gallons per day per service connection since 2005, excluding 2020. Based on an average household size of 2.26 persons, this equates to a per capita water-use of about 54.5 gallons/day/person. The value decreased during much of this sample period before increasing sharply in 2019 and 2020. This decrease likely reflected water conservation and impacts from low flow fixtures. The dramatic increase in water-use likely reflects large numbers of people working from home while quarantined during the COVID-19 pandemic. By spending more time at the house, people are likely to run the sink, shower, and appliances more often. The YWD also noted that they needed to complete more flushing than normal due to increased Manganese levels. It is recommended that a per capita water-use of 54.5 gallons per day/person be used for future demand projections for residential water-use. In many other states in New England, a value of 80 gallons per day (gpd)/person is used as a benchmark to determine if demand side management strategies such as water conservation measures should be implemented. The low values in the YWD system likely also reflect periods when year-round homes are vacant. Approximately 20% of year-round services have been inactive over the past 5 years. Excluding these services may increase usage closer to the 65 gallon per day/person range. However, the unaccounted-for water in the YWD has remained low through the years and public water consumption has generally decreased due to low flow plumbing fixtures and water conservation measures.

Similarly, the average-per capita water consumption in the system for seasonal water connections is 67.9 gpd/service for the same sampling period. Because many of these seasonal customers are transient, rental homes or periodic residents, per capita water-use is difficult to understand and predict. Per capita water-use for both seasonal and year-round customers is summarized on **Figure 3-9** which follows.

Figure 3-7 Seasonal and Year-Round Residential Service Demands



3.5.3.2 Commercial Water Consumption (Non-Residential)

Commercial water-use is an important component of water-use in the York system. As a regional service community, the local hospital, regional shopping malls and small commercial accounts use about 26-32% of the water in the York system. Consumption for commercial establishments is very dependent on the type of commercial use. For example, golf courses and motels use significantly more water than retail businesses. Retail establishments, shopping malls, restaurants and other light commercial water-use predominates in the York service area.

The YWD tracks water-use separately for seasonal and year-round service connections. Approximately 82% of the commercial service connections are year-round accounts. The seasonal commercial customers tend to use more water in the concentrated summer tourist season. Year-round and seasonal commercial account trends are shown in **Table 3-6**. The total number of commercial accounts (year-round and seasonal accounts) and total commercial water-use over the past 10 years is presented in **Figures 3-10** and **3-11**.

Since 2005, commercial water-use has averaged approximately 658 gallons per day per year-round commercial service connection. Over the past 5-year period, this value increased to 667 gallons per day per year-round service connection. When both year-round and seasonal accounts are considered, the average (since 2005) increases to 685 gpd and the 5-year average is 687 gpd. The linear regression analysis shown in **Figure 3-10** suggests the system is experiencing an average of 2-3 new commercial service connections annually. However, 20 service connections were added in 2019. The aggregate commercial demand is increasing at an average rate of approximately 1,786 gpd annually as shown in **Figure 3-11**.

For water-use projections, the recent 5-year average for the combined year-round and seasonal service connections in aggregate captures the most conservative trend for projecting future commercial water-use.

3.5.3.3 Public Water Consumption (Government Use)

Similar to commercial water-use, the YWD tracks water-use separately for seasonal and year-round public or governmental service connections. These customers include schools, fire departments, public buildings, and utilities. Approximately 4-6% of demands are from public water-use on an annual basis. Year-round and seasonal public account trends are shown in **Table 3-6**. The total number of public accounts (year-round and seasonal accounts) and total governmental water-use since 2005 is presented in **Figures 3-10** and **3-11**.

Since 2005, the government water-use has averaged approximately 733 gallons per day per year-round service connection. Over the past 5-year period, this value decreases to 686 gallons per day per year-round service connection. When both year-round and seasonal accounts are considered, the average (since 2005) increases to 756 gpd and the 5-year average is 776 gpd per connection.

Figure 3-8 Public and Commercial Service Connection Trends York Water District

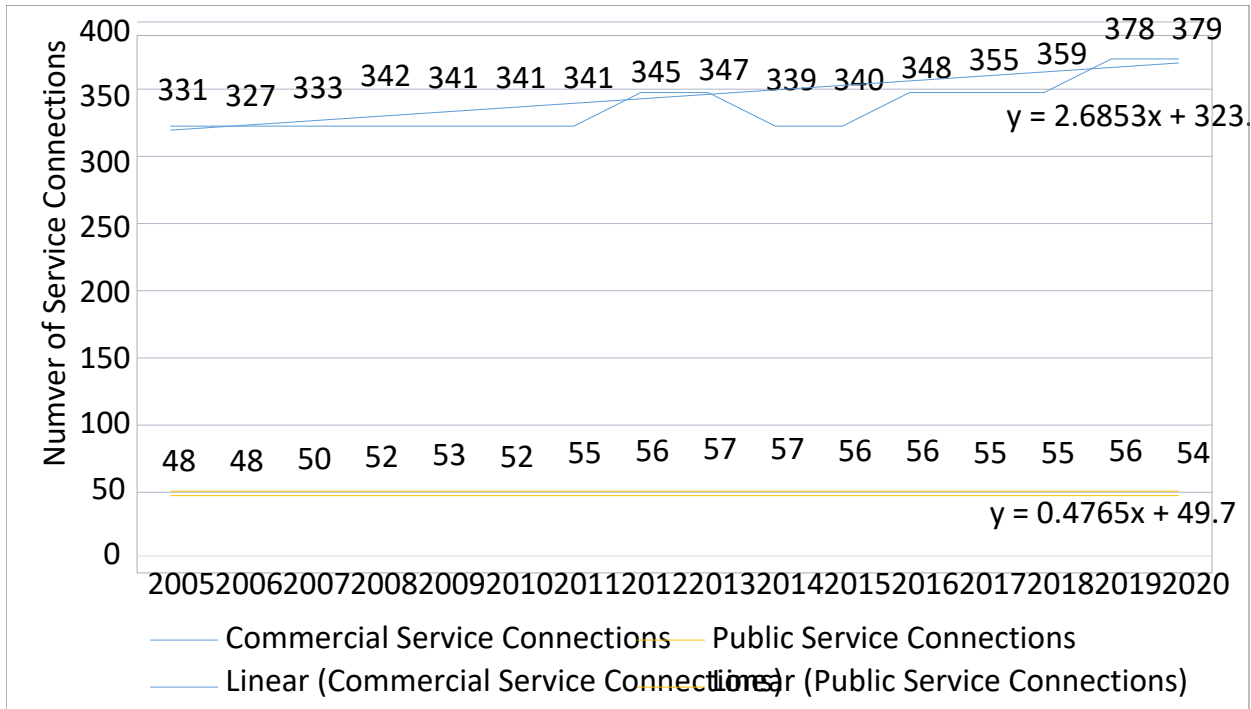


Figure 3-9 Public and Commercial Water-Use Trends York Water District

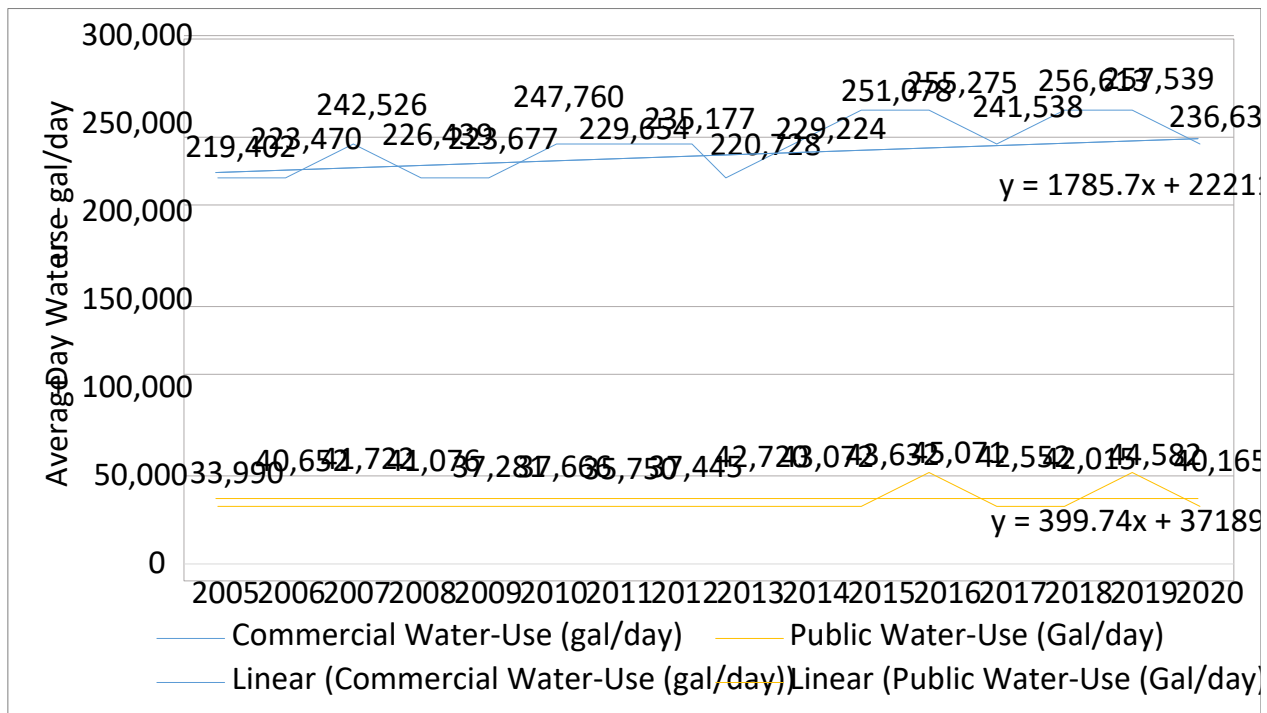


Table 3-6 Average Water-Use Per Service Connection For Commercial Customers York Water District

| Year | Service Connections | Average-Day Demand (gpd) | Water-Use per Service (gpd/service) | Service Connections | Average-Day Demand (gpd) | Water-Use per Service (gpd/service) | Total Customers | Average Water-Use (gpd/service) |
|---------------------|-----------------------|--------------------------|-------------------------------------|---------------------|--------------------------|-------------------------------------|-----------------|---------------------------------|
| | Year-Round Commercial | | | Seasonal Commercial | | | | |
| 2005 | 267 | 166,958 | 625 | 64 | 52,540 | 821 | 331 | 663 |
| 2006 | 261 | 174,626 | 669 | 66 | 48,843 | 740 | 327 | 683 |
| 2007 | 267 | 187,451 | 702 | 66 | 55,065 | 834 | 333 | 728 |
| 2008 | 275 | 181,981 | 662 | 67 | 44,457 | 664 | 342 | 662 |
| 2009 | 276 | 181,780 | 659 | 65 | 41,896 | 645 | 341 | 656 |
| 2010 | 278 | 195,343 | 703 | 63 | 52,417 | 832 | 341 | 727 |
| 2011 | 282 | 182,170 | 646 | 59 | 47,484 | 805 | 341 | 673 |
| 2012 | 283 | 180,481 | 638 | 62 | 54,696 | 882 | 345 | 682 |
| 2013 | 286 | 169,513 | 593 | 61 | 51,214 | 840 | 347 | 636 |
| 2014 | 282 | 174,011 | 617 | 57 | 55,212 | 969 | 339 | 676 |
| 2015 | 288 | 196,751 | 683 | 52 | 54,327 | 1045 | 340 | 738 |
| 2016 | 293 | 200,939 | 686 | 55 | 54,335 | 988 | 348 | 734 |
| 2017 | 302 | 198,452 | 657 | 53 | 43,087 | 813 | 355 | 680 |
| 2018 | 305 | 213,334 | 699 | 54 | 43,279 | 801 | 359 | 715 |
| 2019 | 309 | 214,942 | 696 | 69 | 42,597 | 617 | 378 | 681 |
| 2020 | 313 | 187,416 | 599 | 66 | 49,218 | 746 | 379 | 624 |
| Average | 285 | 187,884 | 658 | 61 | 49,417 | 815 | 347 | 685 |
| Last 5 Years | | | 667 | | | 793 | | 687 |

Table 3-7 Average Water-Use Per Service Connection For Governmental Customers York Water District

| Year | Service Connections | Average-Day Demand (gpd) | Water-Use per Service (gpd/service) | Service Connections | Average-Day Demand (gpd) | Water-Use per Service (gpd/service) | Total Customers | Average Water-Use (gpd/service) |
|---------------------|-------------------------|--------------------------|-------------------------------------|-----------------------|--------------------------|-------------------------------------|-----------------|---------------------------------|
| | Year-Round Governmental | | | Seasonal Governmental | | | | |
| 2005 | 39 | 28,955 | 742 | 9 | 5,035 | 559 | 48 | 708 |
| 2006 | 39 | 36,193 | 928 | 9 | 4,459 | 495 | 48 | 847 |
| 2007 | 41 | 36,996 | 902 | 9 | 4,725 | 525 | 50 | 834 |
| 2008 | 43 | 35,924 | 835 | 9 | 5,151 | 572 | 52 | 790 |
| 2009 | 43 | 32,570 | 757 | 10 | 4,711 | 471 | 53 | 703 |
| 2010 | 43 | 31,328 | 729 | 9 | 6,338 | 704 | 52 | 724 |
| 2011 | 45 | 29,760 | 661 | 10 | 5,990 | 599 | 55 | 650 |
| 2012 | 45 | 30,361 | 675 | 11 | 7,084 | 644 | 56 | 669 |
| 2013 | 46 | 31,145 | 677 | 11 | 11,574 | 1052 | 57 | 749 |
| 2014 | 46 | 31,859 | 693 | 11 | 11,213 | 1019 | 57 | 756 |
| 2015 | 46 | 32,162 | 699 | 10 | 11,470 | 1147 | 56 | 779 |
| 2016 | 46 | 30,818 | 670 | 10 | 14,253 | 1425 | 56 | 805 |
| 2017 | 45 | 32,359 | 719 | 10 | 10,193 | 1019 | 55 | 774 |
| 2018 | 46 | 31,707 | 689 | 9 | 10,308 | 1145 | 55 | 764 |
| 2019 | 47 | 34,183 | 727 | 9 | 10,400 | 1156 | 56 | 796 |
| 2020 | 46 | 28,703 | 624 | 8 | 11,462 | 1433 | 54 | 744 |
| Average | 44 | 32,189 | 733 | 10 | 8,398 | 873 | 54 | 756 |
| Last 5 Years | | | 686 | | | 1,236 | | 776 |

The linear regression analysis shown in **Figure 3-10** suggests the system is experiencing an average of less than 1 new public service connection annually. The aggregate public demand shown in **Figure 3-11** is increasing at an average rate of approximately 400 gpd annually.

For water-use projections, the recent 5-year average for the combined year-round and seasonal service connections in aggregate captures the most conservative trend for projecting future governmental water-use.

3.5.4 Non-Revenue Water and Unaccounted-For Water

Non-revenue water is water-use that is not metered. Sources of non-revenue water include York operations, hydrant usage, leaks in the distribution system, accuracy of meters, and lost or unaccounted-for water. Other sources of non-revenue water may include main breaks, pipe leaks within distribution system, unauthorized use, and drainage of storage facilities for maintenance or repair, or non-functioning meters. Non-revenue water has been less than 18% of total demands in the system over the past 15 years.

The portion of non-revenue water that is unaccounted-for in YWD has averaged less than 8% over the past 15-year period. However, unaccounted-for water totals have been creeping up since 2016. Industry standards generally suggest that unaccounted-for water should be less than 10% of a system's overall production water depending on the size of the distribution system. York has done an excellent job reducing lost water in the system and replacing aged mains. The YWD maintains excellent water accounting procedures and quantifies all potential sources of non-revenue water on its annual report in accordance with MPUC procedures. Although unaccounted-for water totals are below industry standard, we recommend YWD investigate the reasoning behind recent increases. The YWD has scheduled a system wide leak detection survey for 2022.

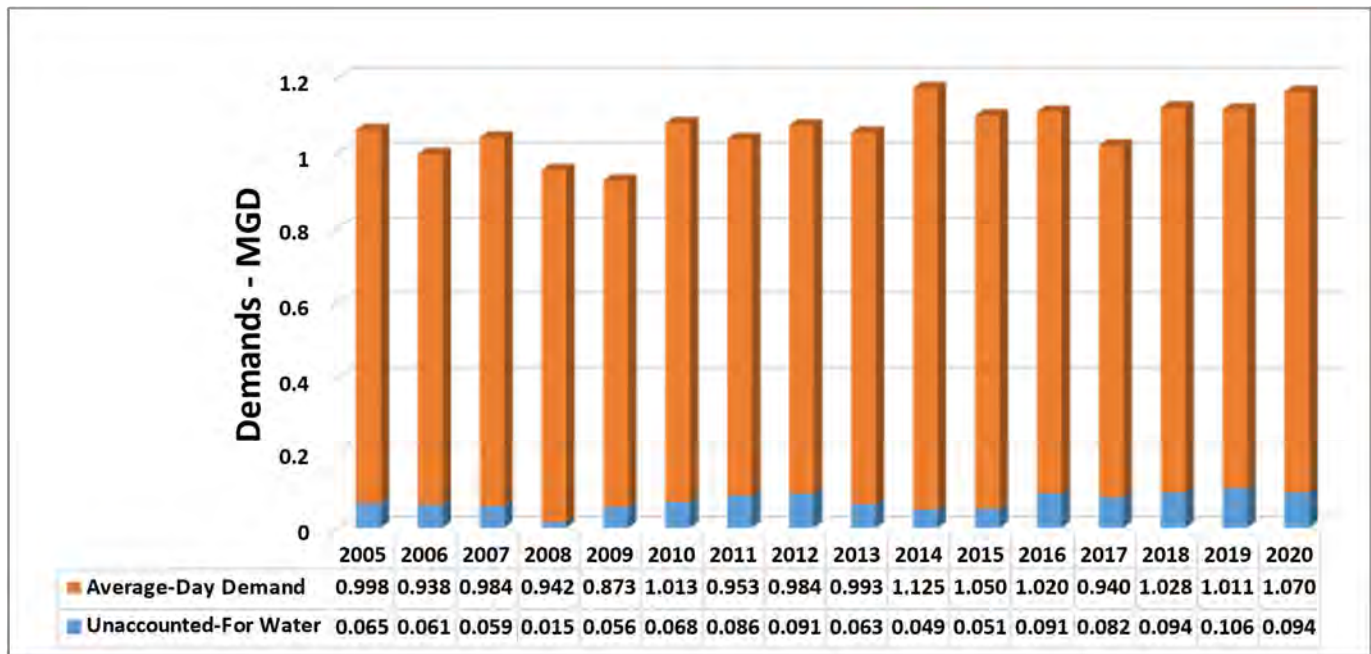
This data is presented in **Table 3-8** and graphically in **Figure 3-12**.

Table 3-8 Non-Revenue and Unaccounted-for Water Analysis York Water District

| Year | Total Production Average-Day (ADD) (MGD) | Average-Day Metered Water Use (ADD) (MGD) | Other Non-Revenue Water (NR) (MGD) | Total Unaccounted-For Water (UA) (MGD) | Unaccounted-For Water % (ADD/UA) |
|------|--|---|------------------------------------|--|----------------------------------|
| 2005 | 0.998 | 0.791 | 0.142 | 0.065 | 6.51% |
| 2006 | 0.938 | 0.781 | 0.097 | 0.061 | 6.50% |
| 2007 | 0.984 | 0.844 | 0.081 | 0.059 | 6.00% |
| 2008 | 0.942 | 0.823 | 0.104 | 0.015 | 1.59% |
| 2009 | 0.873 | 0.736 | 0.081 | 0.056 | 6.41% |
| 2010 | 1.013 | 0.827 | 0.118 | 0.068 | 6.71% |
| 2011 | 0.953 | 0.775 | 0.11 | 0.086 | 9.02% |
| 2012 | 0.984 | 0.794 | 0.099 | 0.091 | 9.25% |
| 2013 | 0.993 | 0.781 | 0.149 | 0.063 | 6.34% |

| Year | Total Production Average-Day (ADD) (MGD) | Average-Day Metered Water Use (ADD) (MGD) | Other Non-Revenue Water (NR) (MGD) | Total Unaccounted-For Water (UA) (MGD) | Unaccounted-For Water % (ADD/UA) |
|-------------|--|---|------------------------------------|--|----------------------------------|
| 2014 | 1.125 | 0.781 | 0.295 | 0.049 | 4.36% |
| 2015 | 1.050 | 0.856 | 0.143 | 0.051 | 4.86% |
| 2016 | 1.020 | 0.888 | 0.041 | 0.091 | 8.97% |
| 2017 | 0.940 | 0.810 | 0.048 | 0.082 | 8.68% |
| 2018 | 1.028 | 0.830 | 0.103 | 0.094 | 9.18% |
| 2019 | 1.011 | 0.810 | 0.095 | 0.106 | 10.45% |
| 2020 | 1.070 | 0.916 | 0.060 | 0.094 | 8.83% |
| Ave. | 0.995 | 0.815 | 0.110 | 0.071 | 7.10% |

Figure 3-10 Unaccounted-for Water York Water District



3.5.5 Water Demand Projections

A water demand projection for the York service area is required to determine adequacy and sizing of facilities and equipment to meet future needs. A water-use projection based on new service connections in each customer class was selected as a methodology based on recent trends. Because the service area is projected to continue to add population over the next 20-years, residential water-use growth will continue to be important in the York system in the future. We projected demands to increase in line with U.S. Census Bureau population projections as outlined above.

3.5.5.1 Projected Residential Demands

The population growth in York is projected to increase to 15,697 in year 2038, an increase of 1,953 persons over the 2020 Esri population estimate of 13,744. Based on an average household size of 2.26 persons, an additional 864 residential service connections are anticipated by year 2038. If all of these potential customers were located within the service area and were year-round customers, the projected additional system demand would be approximately 102,800 gpd based on an average residential customer demand of 119 gpd. This estimate is conservative and assumes all of the new customers will request public water service. The projected residential demand will increase from 540,000 gpd in 2020 (Adjusted) to 642,800 gpd in year 2038. It is important to note (and as mentioned above) that 2020 was an extreme outlier compared to a typical production year for the YWD. The COVID-19 pandemic forced many people to work from home which increased water demands. YWD also increased flushing in order to resolved Manganese issues within the system. Between 2005 and 2020, YWD averaged 540,000 gpd residential demand. When compared to the 2015-2019, the demand also averaged 540,000 gpd. For this reason, additional demand projections were added to the typical demand observed in York with 2020 data removed as an outlier.

3.5.5.2 Projected Commercial Demands

Commercial water-use can be difficult to estimate and is very specific for the type of commercial establishment. Two approaches were selected using the linear regression trends for commercial water-use and new commercial service connections.

The linear regression analysis shown in **Figure 3-11** suggests that commercial demand in the system is increasing at a rate of approximately 1,786 gpd annually. Using this approach, the projected demand in year 2038 if this linear trend continues would be an additional 32,200 gpd of commercial water-use. The projected commercial water-use for the system would increase from 236,600 gpd in 2020 to approximately 268,800 gpd in 2038.

A second approach would be to consider trends for new commercial service connections. The linear regression analysis shown in Figure 3-10 suggests that new commercial service connections increasing in the system at a rate of approximately 2.69 per year in the system. Using this approach, 46 new commercial accounts would be added to the system, by year 2038. At an average use of 687 gpd per commercial service connection, the system would add approximately 31,600 gpd of commercial demand. On this basis, a projection based on demand projections is more conservative and recommended.

3.5.5.3 Projected Governmental Demands

Governmental water-use is a small and static component of demand in the York system. This demand component has remained relatively stable over the past 15 years and is not expected to grow substantially. Using the linear regression analysis for demands, the system is adding approximately 400 gpd of public water-use per year. On this basis, an additional 7,200 gpd of public water-use is projected by year 2038 in the York system. The current public demand of 40,200 would increase to 47,400 gpd in year 2038.

3.5.5.4 Non-Revenue Demand Projections

Non-revenue water is water-use that is not metered and is generally the result of YWD operations, such as hydrant usage, leaks in the distribution system, errors in meter accuracy. Lost or unaccounted-for water is also included in the non-revenue water. As discussed earlier in this report section, non-revenue water has averaged about 18.2% of the total system demands in the York system over the past 15 years. Of this amount, unaccounted-for water has averaged only 7.1%.

For projection purposes, the assumption has been made that this percentage of non-revenue water will continue through the planning period. Since unaccounted-for water has been managed well by the District and other known sources of non-revenue water are routinely managed and tracked each year, this assumption seems reasonable.

3.5.5.5 Projected Average-Day and Maximum-Day Demand Summary

The average-day and (MDD) projections are summarized on **Tables 3-9** and **Table 3-10** and graphically on **Figure 3-13**. The factor of 2.45 for the average ratio of ADD to MDD during the last 15-year period was used to project the future (MDD's) in years 2028 and 2038.

Table 3-9 Projected Average-Day Demands York Water District

| Projected Water Demand | Year 2020* (gpd) | Year 2028 (gpd) | Year 2038 (gpd) |
|--------------------------------------|---------------------|--------------------|--------------------|
| Residential Demand | 637,000 | 607,400 | 642,800 |
| Commercial Demand | 236,600 | 250,900 | 268,800 |
| Additional Governmental/Public | 40,200 | 43,400 | 47,400 |
| Non-Revenue Water | 157,200 | 200,600 | 213,400 |
| Projected Average-Day Demands | 1,071,000 | 1,102,300 | 1,172,400 |

*2020 data represents actual observed data.

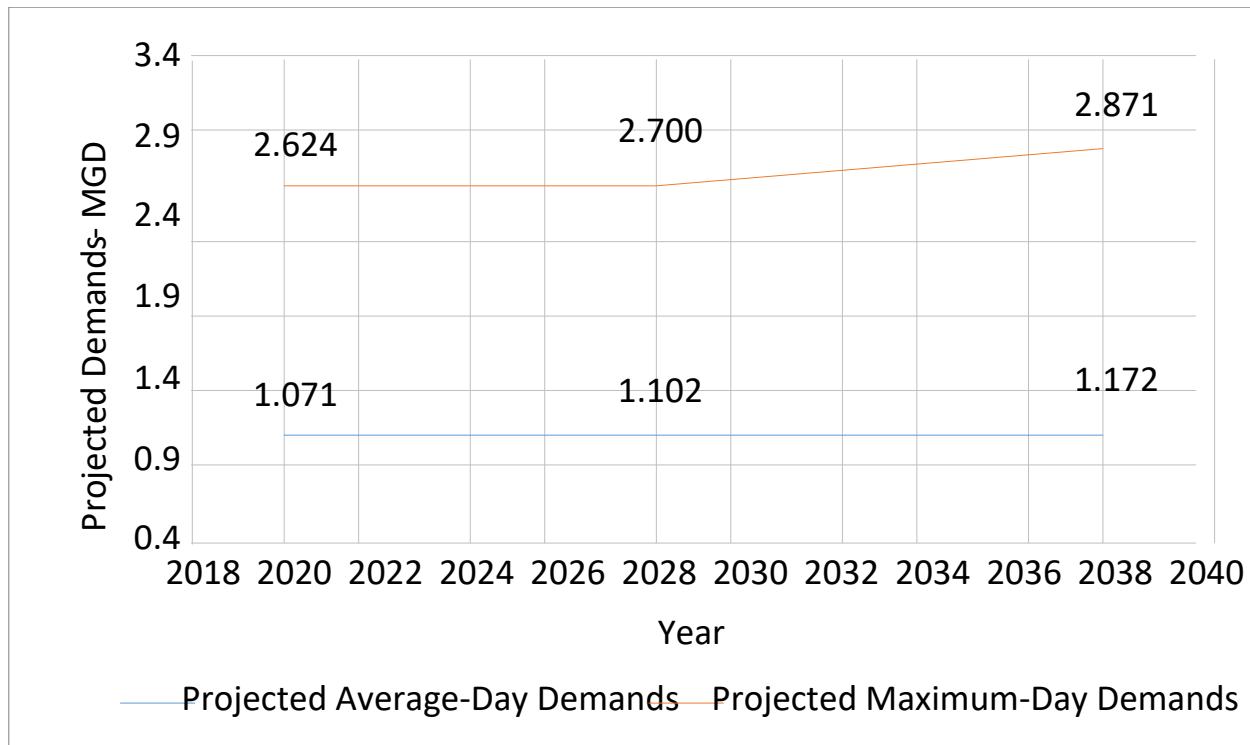
The projected average day demand (average annual demand) projected for 2038 is 1.17 MGD compared to the current estimated safe yield during the drought period of record (2.05 MGD) suggests that Chases Pond has ample capacity for slow to moderate growth in system water demand over the next 15 – 20 year period. Under average precipitation years, the available average day yield of Chase's Pond has been projected at about 2.97 MGD. However, the community and District should be mindful of the maximum day demands that occur during the summer months. The maximum day demand is projected to grow by 10% or about 250,000 gpd. The maximum day demand projection is approximately 0.9 MGD lower than the plant capacity of 3.7 MGD with both treatment units in service.

Table 3-10 Projected Demand Summary York Water District

| Year | Average-Day Demand (MGD) | Maximum-Day Demand (MGD) |
|------|--------------------------|--------------------------|
| 2020 | 1.071* | 2.624 |
| 2028 | 1.102 | 2.700 |
| 2038 | 1.172 | 2.871 |

*2020 data represents actual observed data.

Figure 3-11 Projected Average-Day and Maximum-Day Demands York Water District



Maintaining the emergency interconnection is important in the event of disruption to the treatment operations or one treatment train during the summer months. YWD and neighboring utilities of KWD and KKW have water supply quantity limitations that will become more stressed in the future with continued land development and redevelopment projects that add new water demands to the system. The YWD must seek approval from KKW and KWD if water is needed for emergency use. During the dry summer months, these utilities also experience supply limitation, which may limit the availability of supplemental emergency water supply to York. It is recommended that the Town of York as part of the comprehensive plan process, consider development of a “build out” analysis of undeveloped parcels and potential redevelopment areas in growth areas to gauge the potential future water supply needs to support continued growth in York. Policies should be evaluated by the Town and the YWD to ensure that future desired development growth does not create water demands that exceed the safe yield from Chases Pond.

4

Section 4 Regionalization

4.1 Introduction

In 2005, the State of Maine passed water utility-sponsored legislation for the formation of regional water councils. These councils were formed to explore solutions to common water supply issues within regional areas of the state. The legislation (Maine Public Utilities Commission Rules and Regulations - Chapter 68: Regional Water Councils) authorized "two or more water utilities" to organize and form a non-profit corporation as a forum to address issues to the water suppliers within the region which the council is formed.

The Southern Maine Regional Water Council (SMRWC) was formed under the authorization of Chapter 68 in 2005 with the sole purpose of promoting regional cooperation in southern Maine. The York Water District joined this effort to help improve service and to deliver a better value to its customers. The SMRWC membership includes the following utilities:

- Kittery Water District
- Portland Water District
- Kennebunk-Kennebunkport-Wells Water District
- York Water District
- South Berwick Water District
- Maine Water Company Saco-Biddeford Division
- Sanford Water District

The overarching goal of the council is to improve service and to lower the cost of water for the customer base served by the water systems. Combined, the SMRWC members serve over 250,000 persons throughout 23 communities in York and Cumberland County. The membership extends from the Portland Water District to the north to the Kittery Water District at the southern end of the service area.

The primary motivation for forming the Southern Maine Regional Water Council (SMRWC) was to collectively seek ways to address common issues facing water suppliers in southern Maine and to improve customer service. Since its inception, the SMRWC has explored many opportunities and synergies between members.

5

Section 5 Distribution System Overview

5.1 Fire Flow Requirements

The ability to provide fire protection is a valuable asset for a community. Guidelines for fire flow requirements are provided by the Insurance Services Office (ISO) and discussed in detail in **Section 2** of this report. As discussed previously, the ISO is an insurance service organization responsible for evaluating and classifying communities for insurance rating purposes.

Specific fire protection requirements at a given locale vary with the physical characteristics of a building. The required fire flows are based on the worst-case premise in a general location using the following factors: (1) materials of construction, (2) its occupancy use, (3) proximity to other structures, (4) height and size of building, (5) the existence of fire walls, (6) presence or absence of sprinklers, and other factors. Specific buildings may have required fire flows as high as 12,000 gpm. **Table 5-1** shows typical fire flow requirements for various building types and uses. This data will be used to assess the adequacy of the available fire flows at select locations throughout the distribution system. Actual fire flow requirements will be used at specific locations tested by ISO in 2012.

Table 5-1 Typical Fire Flow Requirements

| Land-Use or Building Type | Range of Required Fire Flows |
|---------------------------------------|------------------------------|
| Single and Two-Family Dwellings | |
| Over 100 feet Building Separation | 500 gpm |
| 31 to 100 feet Building Separation | 750 gpm |
| 11 to 30 feet Building Separation | 1,000 gpm |
| 10 feet or less Building Separation | 1,500 gpm |
| Multiple Family Residential Complexes | 2,000 to 3,000 gpm |
| Average Density Commercial | 1,500 to 2,500 gpm |
| High Value Commercial | 2,500 to 3,500 gpm |
| Light Industrial | 2,000 to 3,500 gpm |
| Heavy Industrial | 2,500 to 3,500 gpm |

Municipal fire insurance ratings are partially based on a water utility's ability to provide needed fire flows up to a maximum flow of 3,500 gpm. The ISO requirement of 3,500 gpm was the criteria used for all non-residential land uses. This is the largest fire flow that the ISO recognizes as necessary for any system to be required to provide. If a specific building has a required fire flow greater than 3,500 gpm, than the community's fire rating will only be based on the water system's ability to provide 3,500 gpm.

5.2 Available Water System Pressures

A water system should be designed to accommodate a range of pressures within minimum and maximum guidelines. Low pressures lead to customer complaints and restrict available flows for firefighting. Higher pressures can also lead to increased water loss from leakage.

Water pressure will vary around the service area from variations in customer demand, changes in elevation and from proximity to pumping facilities and source of supply. In general, when customer demands increase, pressure will decrease. Areas with higher elevations typically have lower pressures.




The hydraulic gradeline in the York system is EL. 190 feet. This water elevation equates to a pressure of about 83 psi at sea level. The York Water District standard for new developments is a minimum pressure of 35 psi under normal operating conditions at all second story fixtures. Pressures during fire flow conditions should be maintained above 20 psi at all locations in the system in accordance with the Maine Public Utilities Commission and Maine Drinking Water Program guidelines. Homes with pressures below 20 psi should have limited-service agreements. Normal high pressures should not exceed 80 psi without pressure reduction at service connections, as required by the State of Maine Plumbing Code. The York water system does not exceed this pressure under most circumstances and pressure reduction at the customers service connection is not needed.

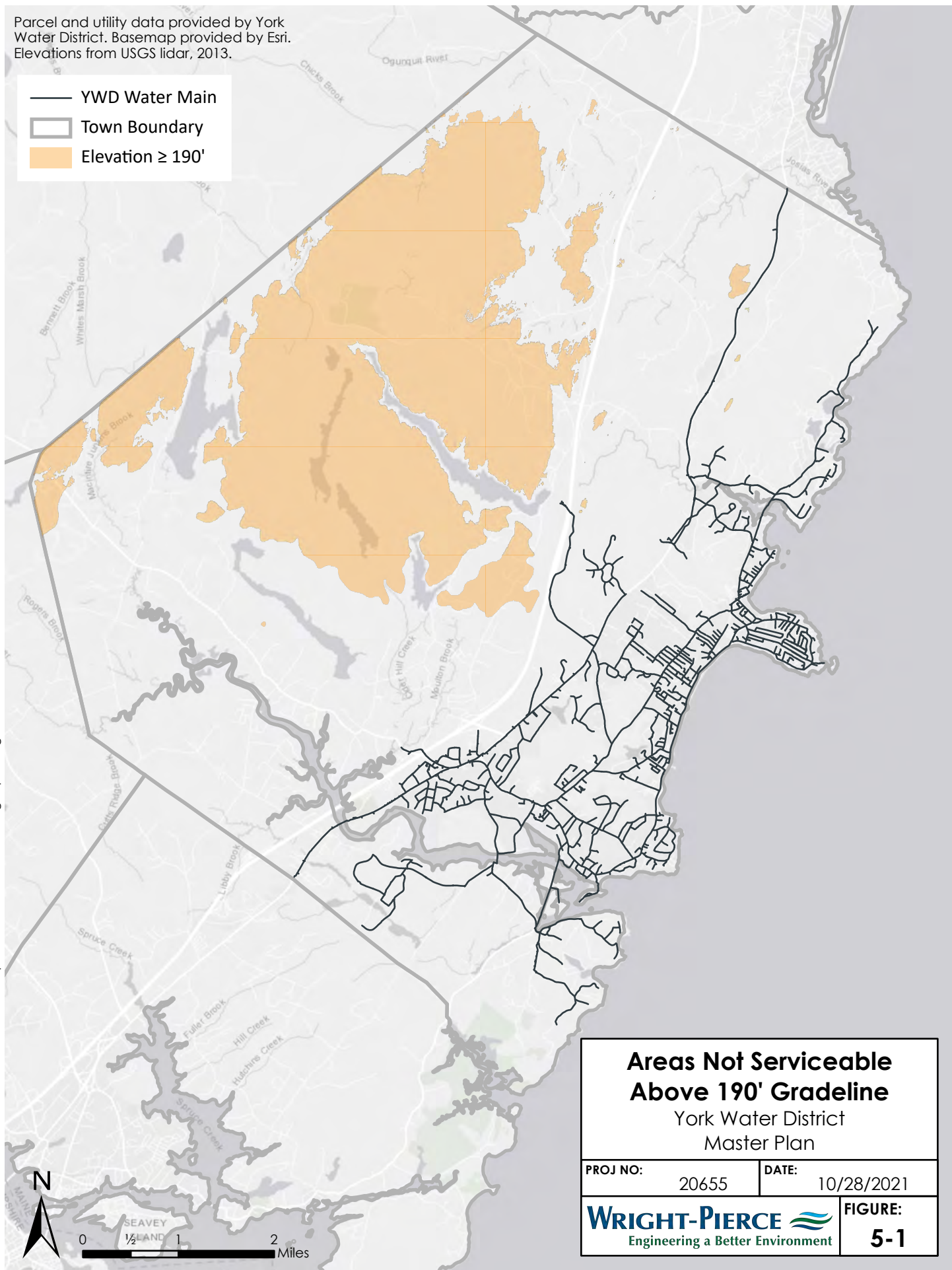
The York distribution system has been developed to accommodate the needed pressures. The first stressed condition tested with the model was peak hour demand in 2038. This condition resulted in all areas of the year-round distribution system having minimum pressures of 32 psi except high elevation areas around the base of the Simpson Hill and York Heights standpipes. During peak hour the seasonal water mains in the Godfrey Cove Rd area is 10-20 psi. In general, pressures should meet the Maine Public Utilities Commission's (MPUC's) minimum standard of 20 psi at the point of the service connection. Maximum static pressures are generally below 80 psi in all areas of the system.

The second stress condition was a test of the system's ability to refill the storage facilities during the nighttime hours of 10 PM to 6 AM on the maximum-day in 2038. This condition was tested using extended time simulations with a standard diurnal water use curve developed by the American Waterworks Association (AWWA). The diurnal curve distributes water use using average patterns over a 24-hour period. This distribution system met this condition under projected demand conditions.

Expansion of the York distribution system will be greatly limited by high elevation terrain north of the Interstate 95 corridor, along northerly portions of US Route 1 and along Pine Hill Road without booster pumping and creation of a new pressure zone. The Whippoorwill and White Pines service areas were created using booster pumps in this general area of town. High elevation areas not serviceable from the current hydraulic gradeline are shown in **Figure 5-1**. Land-use zoning and the large swath of protected lands within the source water protection area will continue to be disincentives to concentrated development in this area of York. Any new development in this area, will require creation of new pressure zones and main extensions funded by the development entity in accordance with Maine PUC regulations.

Parcel and utility data provided by York Water District. Basemap provided by Esri. Elevations from USGS lidar, 2013.

-  YWD Water Main
-  Town Boundary
-  Elevation $\geq 190'$



Areas Not Serviceable Above 190' Gradeline

York Water District
Master Plan

| | | | |
|----------|-------|-------|------------|
| PROJ NO: | 20655 | DATE: | 10/28/2021 |
|----------|-------|-------|------------|

WRIGHT-PIERCE 
Engineering a Better Environment

FIGURE:
5-1

5.3 Storage Tank Capacity

The York Water District owns and operates two distribution storage facilities. System storage is necessary for the following reasons:

- Storage should be designed to provide all demands which exceed the maximum-day average flow rate. The volume of storage, which is depleted during the daytime, peak flow periods is refilled during the lower demand, early morning hours.
- Storage is provided for fire protection. If a fire occurred during the maximum-day demand, all the water used to fight the fire would be drawn from storage volume.
- Storage provides water during emergency situations such as power failures, transmission main breaks, etc.
- To provide additional volume for pumping during off-peak electrical periods.
- Operating storage is used for cycling pumps during normal daily operation.

All storage components described above should be available while still providing at least 20 psi of pressure in the system. This pressure is equivalent to the volume of water stored 46 feet above the highest service. This storage volume is referred to as the available or active storage.

The existing available active storage must be sized and located at the proper elevation to provide the required pressures in the service area during a fire condition. These requirements are presented in **Table 5-2**.

Table 5-2 Existing Available Active Storage Volume

| Storage Component | York Heights Tank | Simpson's Hill Tank |
|---|-------------------|---------------------|
| Total Capacity (gallons) | 2,000,000 | 3,000,000 |
| Overflow Elevation (feet-USGS) | El. 190 | El. 190 |
| Base Elevation (feet – USGS) | El. 125 | El. 77 |
| Unit Volume (gallons/foot) | 30,800 | 26,500 |
| Highest Elevation Served (feet- USGS) | El 120 | El. 120* |
| Minimum Storage Elevation for Minimum 20 psi Residual System Pressure (feet – USGS) | El. 166 | El. 166 |
| Active Storage Volume (gallons) ¹ | 739,000 | 636,000 |
| Total Active Storage Volume (gallons) | 1,542,000 | |

¹ Volume stored above El. 166 in each storage tank.

* Residences at the base of York Heights Tank - El. 120 feet USGS

Three approaches were evaluated to assess the adequacy of the existing storage system in York:

- Condition 1 - Storage for 3-hour fire storage for ISO's highest rated flow plus 20% Maximum-Day Demand for Peak-hour Demand Fluctuations.
- Condition 2 - Storage for Average-Summer Day Demand
- Condition 3 - Storage for 3-hour Fire @ 3,500 gpm plus maximum-day for 3-hours

Condition 1 Evaluation - For this condition, the adequacy of the existing storage volume considers a worst-case scenario when a fire occurs in the system during a maximum-day. During such an event, adequate storage must also be available to meet hourly demand fluctuation simultaneously. This analysis was made using projected demands through 2038.

The required storage in the service area for condition 1 can be calculated as follows:

1. Fire Protection Storage Volume - The volume which should be stored for fire protection should be capable of providing 3,500 gpm for 3 hours or 630,000 gallons. This is the Insurance Services Office (ISO) recommended maximum amount of fire protection necessary for a public water purveyor to supply for a test location in the York system. This flow is appropriate in the York service area where commercial land-use zoning exists. ISO flows above 3,500 gpm would be provided by the owner of the commercial structure.
2. Equalization Storage for Peak-Hour Storage Fluctuation - The storage volume necessary to provide the system hourly fluctuation demands was estimated to be 20 percent of the maximum day total demand in total for the entire water system. This flow equates to about twenty percent of the projected 2038 maximum-day demand or approximately 563,000 gallons for the entire water system.
3. Emergency Storage - Storage should be available to meet emergencies. Because the District is interconnected to the KKW and Kittery Water Districts and can supply water in an emergency from the high service area, no provisions for emergency storage are recommended for the low service area.

The total required active storage volume for the three components described above is 1,193,000 gallons in 2038. The existing active storage volume in the York service area is 1,542,000 gallons. Based on this analysis, the District has a storage surplus of approximately 349,000 gallons.

Condition 2 Evaluation - For this condition, the adequacy of the existing storage volume considers supplying one average-day of demand in the system using projected demands through 2038. The projected average-day demand in the system is projected to be 1,149,400 gal/day in 2038. The existing active storage volume in the York service area is 1,550,000 gallons, therefore the system meets this design condition.

Condition 3 Evaluation - For this condition, the adequacy of the existing storage volume would supply a projected maximum-day demand in the system coincident with a fire event. The maximum-day demand in the system is projected to be 2,815,000 gal/day in 2038. This demand over a 3-hour period would equate to a storage volume of 352,000 gallons. The coincident fire storage volume would be 630,000 gallons for a total required storage volume of 982,000 gallons. The existing active storage volume in the York service area is 1,550,000 gallons, therefore the system meets this design condition.

Table 5-3 Required Active Storage Volumes

| Storage Requirements | Active Storage Volume (gallons) | Supply Deficit/Surplus in 2038 (gallons) | Adequate (Yes/No) |
|---|---------------------------------|--|-------------------|
| Condition 1 - Storage for 3-hour fire plus 20% of maximum-day demand for peak-hour demand fluctuations | 1,550,000 | 1,193,000 | Yes |
| Condition 2 - Storage for average-day demand | 1,550,000 | 1,149,400 | Yes |
| Condition 3 - Storage for 3-hour Fire @ 3,500 gpm plus Maximum-Day for 3-hours | 1,550,000 | 982,000 | Yes |

5.4 Service Area Considerations and Expansion

5.4.1 Service Area Expansion West of Interstate 95

Opportunities for large scale expansion of the York Water District service area are limited. Much of the area west of Interstate 95 has ground surface elevations above EL. 135, the highest elevation the District can serve from its current gradeline without boosting pressure. Although much of this area is available for development and is zoned as a general development zone, the Kittery and York Water Districts own and protect about 5,000 acres of adjoining watershed lands restricted from development. Areas along the Route 91 corridor would likely be served by the Kittery Water District if within their chartered territory.

The topography north of US Route 1 in this area is generally too high to be served by the YWD's present hydraulic gradeline. This high elevation area extends north of Interstate 95. Most of this area is zoned for rural development and will not likely experience large or concentrated development. The watershed protection area encompasses much of the area west of Interstate 95.

5.4.2 Mountain Road Area and US Route 1 North Corridor

The US Route 1 corridor north of the District's Route 1 North Booster Pumping Station (BPS) has no elevated storage. The area is located north of the intersection of US Route 1 and Logging Road and includes Pine Hill Road. Presently, the BPS delivers approximately 35-40 psi to the highest elevation areas along US Route 1. Pine Hill Road is located in a valley which parallels US Route 1 to the Ogunquit town line. High elevation areas referred to as Gulf Hill and Pine Hill abut both roadways. Service to these areas is not likely from the present BPS.

One large residential development has been permitted at Gulf Hill. Wright-Pierce has collaborated with the YWD and developer to design the water main infrastructure and BPS to meet the Districts minimum service standards. The US Route 1 north area is also zoned by the Town of York for commercial development.

Presently, the booster pumps are adequately sized to supply the current demands in this area including projected demands from the completed Gulf Hill Subdivision. Additional demands and future buildout of the area could trigger the need for further reconsideration of the current pumping arrangement to either meet new pressure requirements or to supplement flows or possibly the addition of a storage tank.

The following is recommended for this service area:

- Any new development proposals should require a pump and storage analysis before the development is approved. The analysis should evaluate:
 - If the existing booster pumps are adequate to provide the flow and pressure needed to serve new development
 - If elevated storage is appropriate to avoid multiple pumping stations and service zones
 - A build out plan for the Pine Hill Corridor that may include elevated storage

A secondary boosted pump system drawing suction from the current US Route 1 North booster zone was previously analyzed and will be implemented to serve the Gulf Hill Subdivision. The new Gulf Hill BPS and Route 1 North BPS will be integrated with a control system to prevent pressure and pump operation issues for remaining customers in this service area. In addition, Route 1 North BPS has a pressure relief valve, and the proposed Gulf Hill BPS design includes a pressure relief valve.

A new storage tank in this area would have many benefits for the YWD. There are multiple areas adjacent to Pine Hill and US Route 1 with sufficient topography to site a new storage tank. The BPS would be reconfigured to be controlled off tank level in the new storage tank.

A practical approach would be to serve Logging Road and Pine Hill Road with local booster pumps drawing suction from the York distribution system if development occurs in these areas. Nonetheless, expansion of utilities to these roads should be studied further when water service is requested.

5.4.3 US Route 1 Gap

The large gap on US Route 1 is present between the end of Clark Road and the Whippoorwill BPS. However, a new 16-inch main is recommended along US Route 1 from the Whippoorwill BPS to Mountain Road to close this gap and create a second strong (large diameter) backbone in the system along US Route 1.

In 2018, the Maine Department of Transportation replaced the Cape Neddick Bridge on US Route 1. The YWD installed a 16-inch main with isolation valves to mesh with full replacement of the 12-inch main in the future.

This is an important, but costly project for the system. The YWD plans to design the 16-inch water main along US Route 1 from the Whippoorwill BPS to Cape Neddick Road in 2022. Construction is anticipated for 2024.

A 12-inch main exists along US Route 1 from Cape Neddick Road to Mountain Road but this main should be replaced to create a uniform 16-inch corridor along US Route 1 with no hydraulic pinch points.

5.4.4 Conversion of Seasonal Service Areas

The seasonal areas of the system are likely to see pressure from seasonal residents to convert summer housing into permanent year-round housing in the coming decades. The shallow seasonal mains would need to be replaced with appropriately sized water mains, designed to District standards, and buried permanently below the level of frost penetration. All of these seasonal service areas in York can be provided permanent service from the current gradeline and meet the YWD pressure requirements for adequate service.

5.5 Distribution System Maintenance

5.5.1 Hydrant Maintenance

The YWD routinely inspect and maintains all hydrants. These efforts include providing fire flow maps and data to all fire departments as well as training on hydrant operation. The ISO recommends that fire hydrants be inspected twice a year. The best time for these inspections is in the spring and in the fall during flushing. The fall inspection enables detection of problems before the freezing temperatures arrive. The spring inspection uncovers any problems which may have been caused by the previous winter (e.g., frost heaves). In addition to semi-annual inspections, hydrants should be pumped dry immediately after use and checked for:

- Loose or missing caps
- Missing gaskets
- Damaged operating nuts or nozzle threads
- Corroded breakaway bolts at ground level

During the winter months, the YWD crews inspect each fire hydrant weekly to confirm each barrel is dry. The YWD received a total of 2.55 of 3.0 allocated points for hydrant maintenance allowed by ISO when establishing the Towns Public Fire Protection Classification.

5.5.2 Water Main Maintenance

The condition of the water mains must be monitored periodically to identify when rehabilitation is required and to plan for the rehabilitation. Fire flow tests provide a general picture of localized flow capabilities but do not indicate the condition of specific water mains. Corrosion and the deposition of sediment and precipitates on the interior of unlined cast iron mains is the major cause of reduced hydraulic carrying capacity. Pipe corrosion, precipitation, and sedimentation create deposits called tubercles, which can contribute to the growth of filamentous bacteria. As a result, pipe flow is influenced in two basic ways. Under certain conditions, tuberculation can build up in thickness to a point where the cross-sectional area and carrying capacity of a pipe are seriously diminished. However, even without a significant "buildup", corrosion and tuberculation greatly increase the roughness of the pipe's interior wall; the result is increased friction or resistance to flow. In either case, the available flow and/or pressure is significantly reduced.

In general, the velocity of water steadily decreases as it leaves the source of supply and approaches the consumer. This decreasing velocity permits the formation of precipitates and allows them to settle out inside the pipe. To remove most of these deposits, a high velocity flushing (Unidirectional Flushing) program is recommended. The objective of a unidirectional flushing program is simply to create a high velocity in the pipeline to re-suspend the deposits and to scour the interior surface of the pipe. The water is then flushed out of a hydrant. The optimum times of year for flushing are in the spring and in the fall.

The YWD maintains an annual high velocity flushing program to improve distribution water quality and reduce water age in the distribution system. Flushing must be done from the supply and storage facilities out towards the extremities. In some locations, it may be necessary to isolate some of the system which is well looped in the distribution network. Alternatively, computerized unidirectional flushing programs can assist in sequencing the flushing program for maximum water-use and cleaning efficiency. These programs easily interface with the modeling software used for this study.

The accumulation of precipitates not only results in reduced flow capacity but also increases normal pumping costs and/or reduces normal system pressure. A flushing program will also reduce color and taste complaints from the customers, improve water quality overall and decrease the age of the water in the distribution system.



11 Bowdoin Mill Island, Suite 140
Topsham, ME 04086
207.725.8721 | www.wright-pierce.com



List of Maps – York Comprehensive Plan

Maps listed in order of appearance and may be duplicated if in more than one chapter or section. Note: All maps without italics and separate source were prepared by CivicMoxie.

Maps in Comprehensive Plan (Main Document)

Chapter 6: Future Land Use Plan

1. 2022 Future Land Use Map
2. *Town of York 2006 Growth Area Map (Source: Town of York)*
3. 2022 Future Land Use Areas over Base Zoning
4. 2022 Future Land Use Areas
5. 2022 Future Land Use Plan Areas Changed from 2006 Plan
6. Overlap of Natural Resources
7. Commercial Focus Areas

Maps in Appendices

Appendix A

A1: Population and Demographics

No maps

A2: History & Archaeology

1. National Historic Resources in the Town of York
2. Town of York Locally Designated Historic Resources—Districts and Landmarks
3. *Town of York Zoning Ordinance: Village Center Local Historic District (Source: Town of York)*
4. *Town of York Zoning Ordinance: Lindsay Road Local Historic District (Source: Town of York)*
5. *Town of York Zoning Ordinance: York Harbor Local Historic District (Source: Town of York)*
6. *Town of York and First Parish Church Land Settlement Draft Ownership Map (Source: Town of York)*
7. Prewritten Record (Prehistoric) Archaeological Sites and Sensitive Areas in York with Shoreland Zoning
8. Written Record (Historic) Archaeological Sites in York with Shoreland Zoning
9. *Proposed York Village Center Historic District Expansion (Source: Town of York)*

A3: Natural Resources & Environment

1. Elevation Contours Map
2. Bedrock Geology in York
3. Surficial Geology in York
4. Soils by Erodibility
5. Soils by Slope
6. Soils by Potential for Low-Density Development
7. Key Water Resources in York
8. Major Watersheds in York
9. Map of York and Kittery Water District Lands
10. Wetlands and Vernal pools
11. Hydric Soils



12. *York Watersheds and Surface Water Quality (2021) (Source: Maine DEP, State Comprehensive Planning Dataset)*
13. Beginning with Habitat Focus Areas Map
14. High Value Habitats in York
15. *Water Resources and Riparian Habitats Map – Beginning with Habitat (2021) (Source: Beginning with Habitat, State Comprehensive Planning Dataset)*
16. Undeveloped Habitat Blocks by Size, with Connectors
17. New Construction Parcels, 2010-2021 and Large Undeveloped Habitat Blocks
18. Properties Enrolled in State Current Use Tree Growth Tax Credit Program (2021)
19. Change in Tree Canopy in Between 2011-2016
20. Farmland Soils in York
21. Properties Enrolled in State Current Use Farmland Tax Credit Program (2021)
22. Farm Enterprise Overlay District
23. Forested, Grassland, and Wetland Land Cover
24. Overlap of Natural Resources
25. *York River Watershed Build-out Analysis – Potential New Buildings by Undeveloped Blocks (Source: SMPDC and Spatial Alternatives, York River Watershed Study)*
26. Projected Sea Level Rise and Storm Surge Scenarios in York
27. *York River Potential Marsh Migration (Source: Maine Geological Survey)*
28. *Brave Boat Harbor Potential Marsh Migration (Source: Maine Geological Survey)*
29. *Cape Neddick River Potential Marsh Migration (Source: Maine Geological Survey)*
30. Conserved Land by Land Holder
31. *MtA2C Conservation Lands Map (2021) (Source: MtA2C)*
32. Properties Enrolled in the State of Maine Current Use Open Space Tax Program (2021)
33. *Proposed Stream Reaches for PWSR Designation (Source: York River Watershed Stewardship Plan)*
34. Watershed Protection Overlay District
35. Shoreland Overlay Zoning District

A4: Marine Resources

1. *Marine DMR Growing Area WB (Source: Maine Department of Marine Resources)*
2. *Marine DMR Growing Area WC (Source: Maine Department of Marine Resources)*
3. Public Access to Coastal Waters
4. *Downstream Marine Uses and Infrastructure Map (Source: GEI Consultants, York Harbor & River Capacity Study)*
5. *York Harbor & River Capacity Study River Study Areas (Source: GEI Consultants, York Harbor & River Capacity Study)*

A5: Economy

1. Possible Commercial Focus Areas

A6: Housing

1. Workforce Affordable Housing Overlay District and York Village Affordable Elderly Housing Overlay District



A7: Recreation

1. York Parks & Recreation Facilities
2. *Mount Agamenticus Trail Map (Source: agamenticus.org)*
3. *Designated Municipal Parks (2021) (Source: Town of York)*

A8: Transportation

1. Federal Functional Classification of Roadways
2. Local Assessment of Roadway Functional Classification
3. Roads by Category and Urban Compact Area
4. Mobility Corridors in York
5. Retrograde Arterials in York
6. *Map of Suggested Road Maintenance (Source: Town of York, StreetScan, Streetlogix)*
7. Maintenance Responsibility of Bridges and Minor Spans in York
8. Federal Sufficiency Rating of Bridges and Minor Spans in York, October 1, 2021
9. *Bicycle and Pedestrian Connectivity Needs (Source: York Bicycle and Pedestrian Master Plan)*
10. York Pedestrian Network of Sidewalks and Trails
11. High Crash Location Roads, 2018–2020
12. Locations of Crashes Involving Pedestrians in York, 2011–2020
13. Locations of Crashes Involving Bicyclists in York, 2011–2020

A9: Town, Public Facilities & Services

1. Government and Publicly-Owned Land
2. Town of York Facilities
3. Fire Protection Zones Map
4. 2010 U.S. Census Designated Urban Area in York
5. York Stormwater Infrastructure Map
6. *Water Service Areas (Source: Wright-Pierce, York Water District Master Plan)*
7. *Key Water Facilities in York (Wright-Pierce, York Water District Master Plan)*
8. Public Sewer Service in York
9. York Beach Substation with 9 Feet Sea Level Rise and Storm Surge
10. York Heat Islands
11. York Beach Fire Station with 4 Feet and 6 Feet of Sea Level Rise and Storm Surge
12. Long Sands Bath House with 9 Feet of Sea Level Rise and Storm Surge
13. York Harbor with 1.5 Feet of Sea Level Rise and Storm Surge

A10: Existing Land Use

1. York Land Use by Tax Assessor Category (2020)
2. Government and Publicly-Owned Lands
3. *Town of York Growth Area Boundary, 2006 (Source: Town of York)*
4. York Base Zoning Map, 2/4/16
5. Shoreland Overlay Zoning District
6. Watershed Protection Overlay District
7. York Village Hospital Overlay District
8. Workforce Affordable Housing Overlay District and York Village Affordable Elderly Housing Overlay District
9. Local Historic Districts



10. Farm Enterprise Overlay District (Properties Registered)
11. FEMA Flood Hazard Map (FEMA 2020 Map), as Adopted by York
12. Growth Area Boundary over Base Zoning Map
13. Representation of New Construction by Land Use Category from Town of York Assessors from 2010 to July 2021
14. Representation of New Construction by Year from 2010 to July 2021
15. 2019 Town of York Land Cover Map
16. Projected SLR (Sea Level Rise)/ Storm Surge Scenarios
17. York Heat Island Map

Appendix C: Future Land Use Background

1. 2022 Future Land Use Map
2. Overlap of Natural Resources
3. Overlap of Environmental Factors
4. Public Water and Sewer Service Areas
5. Projected Sea Level Rise and Storm Surge Scenarios in York
6. Vacant Parcels as per 2020 Tax Assessor Data
7. Possible Commercial Focus Areas
8. Short Sands Road Area Context Map
9. Workforce Affordable Housing Overlay District (Portion outside 2006 Growth Area)
10. Partial Route 1-5 Zoning District and Partial Route 1-6 Zoning District
11. 2006 Growth Area with Additional Areas



State Planning Criteria Reference Index

H1 State Goals and Policies

Goals and policies required by the state are listed here by Plan topic area. All of these goals and policies informed the development of the Plan's goals and strategies, with overlapping and consistent language within the body of the Plan. State-required strategies are listed in Chapter 5 with references at the end of applicable strategies in parentheses indicating the state topic area and strategy number.

H2 State Checklist

Completed copy of the self-assessment checklist provided by the state. Items here are taken directly from the Comprehensive Plan Review Criteria Rule (07 105 Chapter 208) used to review a Comprehensive Plan for consistency with the goals and guidelines of the Growth Management Act (30-A M.R.S.A. §§4312-4350). This chart cross-references all state-required elements, including Plan elements, analyses, conditions and trends, policies, and strategies, to specific page numbers of the plan.

H1 State Goals and Policies

HISTORY & ARCHAEOLOGY

STATE OF MAINE GOALS



- To preserve the State's historic and archaeological resources.

POLICIES

- Protect to the greatest extent practicable the significant historic and archaeological resources in the community.

NATURAL RESOURCES

WATER, FOREST & AGRICULTURE, & NATURAL RESOURCES

STATE OF MAINE GOALS



- To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas. [Water Resources]
- To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas. [Natural Resources]
- To safeguard the State's agricultural and forest resources from development which threatens those resources. [Agricultural & Forest Resources]

STATE OF MAINE POLICIES



- To protect current and potential drinking water sources. [Water Resources]
- To protect significant surface water resources from pollution and improve water quality where needed. [Water Resources]
- To protect water resources in growth areas while promoting more intensive development in those areas. [Water Resources]
- To minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities. [Water Resources]
- To cooperate with neighboring communities and regional/local advocacy groups to protect water resources. [Water Resources]
- To conserve critical natural resources in the community. [Natural Resources]
- To coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources. [Natural Resources]
- To safeguard lands identified as prime farmland or capable of supporting commercial forestry. [Agricultural & Forest Resources]
- To support farming and forestry and encourage their economic viability. [Agricultural & Forest Resources]

STATE OF MAINE GOALS



- **To protect the State’s marine resources industry, ports and harbors from incompatible development and to promote access to the shore for commercial fishermen and the public.**
- **For coastal communities, the Growth Management Act requires that a local comprehensive plan address the state coastal management policies (38 M.R.S.A. §1801). These are:**
 - ◇ To promote the maintenance, development, and revitalization of the State’s ports and harbors for fishing, transportation and recreation;
 - ◇ To manage the marine environment and its related resources to preserve and improve the ecological integrity and diversity of marine communities and habitats, to expand our understanding of the productivity of the Gulf of Maine and coastal waters and to enhance the economic value of the State’s renewable marine resources;
 - ◇ To support shoreline management that gives preference to water-dependent uses over other uses, that promotes public access to the shoreline and that considers the cumulative effects of development on coastal resources;
 - ◇ To discourage growth and new development in coastal areas where, because of coastal storms, flooding, landslides or sea-level rise, it is hazardous to human health and safety;

- ◇ To encourage and support cooperative state and municipal management of coastal resources;
- ◇ To protect and manage critical habitat and natural areas of state and national significance and maintain the scenic beauty and character of the coast even in areas where development occurs;
- ◇ To expand the opportunities for outdoor recreation and to encourage appropriate coastal tourist activities and development;
- ◇ To restore and maintain the quality of our fresh, marine and estuarine waters to allow for the broadest possible diversity of public and private uses; and,
- ◇ To restore and maintain coastal air quality to protect the health of citizens and visitors and to protect enjoyment of the natural beauty and maritime characteristics of the Maine coast.

POLICIES

- **To protect, maintain and, where warranted, improve marine habitat and water quality.**
- **To foster water-dependent land uses and balance them with other complementary land uses.**
- **To maintain and, where warranted, improve harbor management and facilities.**
- **To protect, maintain and, where warranted, improve physical and visual public access to the community’s marine resources for all appropriate uses including fishing, recreation, and tourism.**

ECONOMY

STATE OF MAINE GOALS



- Promote an economic climate that increases job opportunities and overall economic well-being.

POLICIES

- To support the type of economic development activity the community desires, reflecting the community's role in the region.
- To make a financial commitment, if necessary, to support desired economic development, including needed public improvements.
- To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.

HOUSING

STATE OF MAINE GOALS



- To encourage and promote affordable, decent housing opportunities for all Maine citizens.

POLICIES

- To encourage and promote adequate workforce housing to support the community's and region's economic development.
- To ensure that land use controls encourage the development of quality affordable housing, including rental housing.
- To encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.

RECREATION

STATE OF MAINE GOALS



- To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.

POLICIES

- To maintain/upgrade existing recreational facilities as necessary to meet current and future needs.
- To preserve open space for recreational use as appropriate.
- To seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.

TRANSPORTATION

STATE OF MAINE GOALS



- To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

POLICIES

- To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.
- To safely and efficiently preserve or improve the transportation system.
- To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.
- To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).
- To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.

TOWN, PUBLIC FACILITIES & SERVICES

STATE OF MAINE GOALS



- To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

POLICIES

- To efficiently meet identified public facility and service needs.
- To provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.

FISCAL CAPACITY AND CAPITAL INVESTMENT PLAN

STATE OF MAINE GOALS



- To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

POLICIES

- To finance existing and future facilities and services in a cost effective manner.
- To explore grants available to assist in the funding of capital investments within the community.
- To reduce Maine's tax burden by staying within LD 1 spending limitations.

STATE OF MAINE GOALS



- To encourage orderly growth and development in appropriate areas of each community, while protecting the state’s rural character, making efficient use of public services, and preventing development sprawl.

POLICIES

- To coordinate the community’s land use strategies with other local and regional land use planning efforts.
- To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.
- To support the level of financial commitment necessary to provide needed infrastructure in growth areas.
- To establish efficient permitting procedures, especially in growth areas.
- To protect critical rural and critical waterfront areas from the impacts of development.

H2 State Checklist

Optional Self-Assessment Checklist

This checklist was developed to ease the preparation of comprehensive plans. Its contents are taken directly from the Comprehensive Plan Review Criteria Rule (07 105 Chapter 208). There are no requirements to submit this checklist for review as it is intended only for the plan preparers.

| Required Element | ✓ | Page |
|--|---|---|
| Vision Statement that summarizes the community’s desired future community character in terms of economic development, natural and cultural resource conservation, transportation systems, land use patterns and its role in the region. | ✓ | Plan p. 6 |
| Public Participation Summary of the public participation process used by the planning committee in developing the plan pursuant to 30-A M.R.S.A. §4324. The summary must indicate how information gathered during the public process was used to guide the plan’s vision statement, analyses, policies and strategies. | ✓ | Plan p. 11-14; E1-E7 |
| Regional Coordination Program summarizing regional coordination efforts to manage shared resources and facilities, including but not limited to lakes, rivers, aquifers, and transportation facilities. The plan must identify any shared resources and facilities, describe any conflicts with neighboring communities’ policies and strategies pertaining to shared resources and facilities and describe what approaches the community will take to coordinate management of shared resources and facilities. In addition, the plan must include a summary of regional coordination efforts from all applicable topic areas. | ✓ | Plan p. 91, 25-26, 29-35, 38-39, 42-44, 46-48, 55, 58-60, 64-72 |
| Plan Implementation section that prioritizes how implementation strategies will be carried out, pursuant to 30-A MRSA §4326(3). The plan must identify the responsible party and anticipated timeline for each strategy in the plan. | ✓ | Plan p. 89-93, D1 p. 2-24 |
| Evaluation measures that describe how the community will periodically (at least every five years) evaluate the following: A. The degree to which future land use plan strategies have been implemented; B. Percent of municipal growth-related capital investments in growth areas; C. Location and amount of new development in relation to community’s designated growth areas, rural areas, and transition areas (if applicable) D. Amount of critical natural resource, critical rural, and critical waterfront areas protected through acquisition, easements, or other measures. | ✓ | Plan p. 70, 74, 89 |
| Future Land Use Plan that meets the requirements of Section 4 of Chapter 208. This section will be the focus of the Office’s review for consistency with the Act. | ✓ | Plan p. 75-87 |
| Comments: | | |

| Historic and Archaeological Resources | ✓ | Page |
|--|---|------------------------|
| Analyses | | |
| Are historic patterns of settlement still evident in the community? | ✓ | A2 p. 6 |
| What protective measures currently exist for historic and archaeological resources and are they effective? | ✓ | A2 p. 6-10 |
| Do local site plan and/or subdivision regulations require applicants proposing development in areas that may contain historic or archaeological resources to conduct a survey for such resources? | ✓ | A2 p. 7 |
| Have significant historic resources fallen into disrepair, and are there ways the community can provide incentives to preserve their value as an historical resource? | ✓ | A2 p. 26-27 |
| The community’s Comprehensive Planning Historic Preservation Data Set prepared and provided to the community by the Historic Preservation Commission, and the Office, or their designees. | ✓ | Appendix A cover sheet |
| An outline of the community's history, including a brief description of historic settlement patterns and events contributing to the development and character of the community and its surroundings. | ✓ | A2 p. 3-6 |

| | | |
|--|---|------------------------|
| An inventory of the location, condition, and use of any historical or archaeological resource that is of local importance. | ✓ | A2 p. 12-22 |
| A brief description of threats to local historic resource and to those of state and national significance as identified by the Maine Historic Preservation Commission. | ✓ | A2 p. 25 |
| Policies | | |
| Protect to the greatest extent practicable the significant historic and archaeological resources in the community. | ✓ | Plan p. 25-26; H1 p. 2 |
| Strategies | | |
| For known historic archeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require subdivision or non-residential developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation. | ✓ | Plan p. 26 |
| Adopt or amend land use ordinances to require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process. | ✓ | Plan p. 26 |
| Work with the local or county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary plan for, a comprehensive community survey of the community's historic and archaeological resources. | ✓ | Plan p. 25 |
| Comments: | | |

| | | |
|--|---|---------------------------------------|
| Water Resources | ✓ | Page |
| Analyses | | |
| Are there point sources (direct discharges) of pollution in the community? If so, is the community taking steps to eliminate them? | ✓ | A3 p. 28 |
| Are there non-point sources of pollution? If so, is the community taking steps to eliminate them? | ✓ | A3 p. 28-29 |
| How are groundwater and surface water supplies and their recharge areas protected? | ✓ | A3 p. 22-24, 77-100 |
| Do public works crews and contractors use best management practices to protect water resources in their daily operations (e.g. salt/sand pile maintenance, culvert replacement street sweeping, public works garage operations)? | ✓ | A3 p. 98, 100 |
| Are there opportunities to partner with local or regional advocacy groups that promote water resource protection? | ✓ | A3 p. 84-88, 100-102, 105 |
| Condition and Trends | | |
| The community's Comprehensive Planning Water Resources Data Set prepared and provided to the community by the Department of Inland Fisheries and Wildlife, the Department of Environmental Protection and the Office, or their designees. | ✓ | Appendix A Cover Sheet |
| A description of each great pond, river, surface drinking water supply, and other water bodies of local interest including: a. ecological value; b. threats to water quality or quantity; c. documented water quality and/or invasive species problems. | ✓ | A3 p. 13-35 |
| A summary of past and present activities to monitor, assess, and/or improve water quality, mitigate sources of pollution, and control or prevent the spread of invasive species. | ✓ | A3 p. 17-18, 28-29, 100-102 |
| A description of the location and nature of significant threats to aquifer drinking water supplies. | ✓ | A3 p. 24 |
| A summary of existing lake, pond, river, stream, and drinking water protection and preservation measures, including local ordinances. | ✓ | A3 p. 17-18, 77-100 |
| Policies | | |
| To protect current and potential drinking water sources. | ✓ | Plan p. 8, 29-35, 55, 67; H1 p. 3 |
| To protect significant surface water resources from pollution and improve water quality where needed. | ✓ | Plan p. 8, 29-35, 39, 55, 67; H1 p. 3 |

| | | |
|---|---|--|
| To protect water resources in growth areas while promoting more intensive development in those areas. | ✓ | Plan p. 8, 29-35, 39, 67, 76-87; H1 p. 3 |
| To minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities. | ✓ | Plan p. 9, 32, 67; H1 p. 3 |
| To cooperate with neighboring communities and regional/local advocacy groups to protect water resources. | ✓ | Plan p. 9, 71-72, 91; H1 p. 3 |
| Strategies | | |
| Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with: a. Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A. §420-D and 06-096 CMR 500 and 502). b. Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds. c. Maine Pollution Discharge Elimination System Stormwater Program | ✓ | Plan p. 31 |
| Consider amending local land use ordinances, as applicable, to incorporate low impact development standards. | ✓ | Plan p. 32 |
| Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation. | ✓ | NA |
| Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary. | ✓ | Plan p. 31 |
| Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine. | ✓ | Plan p. 34 |
| Adopt water quality protection practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees. | ✓ | Plan p. 33 |
| Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality. | ✓ | Plan p. 35 |
| Provide educational materials at appropriate locations regarding aquatic invasive species. | ✓ | Plan p. 34 |
| Comments: | | |

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|---|---|----------------------------------|
| Natural Resources | ✓ | Page |
| Analyses | | |
| Are any of the community's critical natural resources threatened by development, overuse, or other activities? | ✓ | A3 p. 34-47, 64-77 |
| Are local shoreland zone standards consistent with state guidelines and with the standards placed on adjacent shorelands in neighboring communities? | ✓ | A3 p. 91-93 |
| What regulatory and non-regulatory measures has the community taken or can the community take to protect critical natural resources and important natural resources? | ✓ | A3 p. 77-101, 104-105 |
| Is there current regional cooperation or planning underway to protect shared critical natural resources? Are there opportunities to partner with local or regional groups? | ✓ | A3 p. 77-88, 99-101 |
| Condition and Trends | | |
| The community's Comprehensive Planning Natural Resources Data Set prepared and provided to the community by the Department of Inland Fisheries and Wildlife, Department of Environmental Protection and the Office, or their designees. | ✓ | Appendix A Cover Sheet |
| A map or description of scenic areas and scenic views of local importance, and regional or statewide importance, if available. | ✓ | A3 p. 62-64 |
| Policies | | |
| To conserve critical natural resources in the community. | ✓ | Plan p. 8, 29-35, 76-87; H1 p. 3 |

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| To coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources. | ✓ | Plan p. 9, 29-32, 35, 91; H1 p. 3 |
| Strategies | | |
| Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources. | ✓ | Plan p. 29 |
| Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan. | ✓ | Plan p. 29 |
| Through local land use ordinances, require subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation. | ✓ | Plan p. 30 |
| Through local land use ordinances, require the planning board (or other designated review authority) to include as part of the review process, consideration of pertinent BwH maps and information regarding critical natural resources. | ✓ | Plan p. 30 |
| Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources. | ✓ | Plan p. 35 |
| Pursue public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers. | ✓ | Plan p. 29 |
| Distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations. | ✓ | Plan p. 34 |
| Comments: | | |

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| Agricultural and Forest Resources | ✓ | Page |
| Analyses | | |
| How important is agriculture and/or forestry and are these activities growing, stable, or declining? | ✓ | A3 p. 48-59 |
| Is the community currently taking regulatory and/or non-regulatory steps to protect productive farming and forestry lands? Are there local or regional land trusts actively working to protect farms or forest lands in the community? | ✓ | A3 p. 55-56, 95-96, 98-100, 106 |
| Are farm and forest land owners taking advantage of the state's current use tax laws? | ✓ | A3 p. 48-49, 52-54 |
| Has proximity of new homes or other incompatible uses affected the normal farming and logging operations? | ✓ | A3 p. 48-49, 55-57 |
| Are there large tracts of agricultural or industrial forest land that have been or may be sold for development in the foreseeable future? If so, what impact would this have on the community? | ✓ | A3, p. 50-51, 57-58, 63-66 |
| Does the community support community forestry or agriculture (i.e. small woodlots, community forests, tree farms, community gardens, farmers' markets, or community-supported agriculture)? If so, how? | ✓ | A3 p. 52-53 |
| Does the community have town or public woodlands under management, or that would benefit from forest management? | ✓ | A3 p. 48-49 |
| Condition and Trends | | |
| The community's Comprehensive Planning Agriculture and Forestry Data Set prepared and provided to the community by the Department of Agriculture, the Maine Forest Service, and the Office, or their designees. | ✓ | Appendix A Cover Sheet |
| A map and/or description of the community's farms, farmland, and managed forest lands and a brief description of any that are under threat. | ✓ | A3 p. 48-59 |
| Information on the number of parcels and acres of farmland, tree growth, and open space enrolled in the state's farm, tree growth, and open space law taxation programs, including changes in enrollment over the past 10 years. | ✓ | A3 p. 48-49, 52-54 |
| A description of any community farming and forestry activities (e.g. community garden, farmer's market, or community forest). | ✓ | A3 p. 52-53 |
| Policies | | |

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| To safeguard lands identified as prime farmland or capable of supporting commercial forestry. | ✓ | A3, p. 8, 31, 33; H1 p. 3 |
| To support farming and forestry and encourage their economic viability. | ✓ | A3, p. 8, 31-34; H1 p. 3 |
| Strategies | | |
| Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869. | ✓ | Plan p. 31 |
| Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices. | ✓ | Plan p. 32 |
| Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable. | ✓ | Plan p. 31 |
| Limit non-residential development in critical rural areas (if the town designates critical rural areas) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations. | ✓ | Plan p. 31 |
| Encourage owners of productive farm and forest land to enroll in the current use taxation programs. | ✓ | Plan p. 34 |
| Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations. | ✓ | Plan p. 31 |
| Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans. | ✓ | Plan p. 35 |
| Comments: | | |

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| Marine Resources (if applicable) | ✓ | Page |
| Analyses | | |
| Is coastal water quality being monitored on a regular basis? | ✓ | A4 p. 19-22 |
| Is there a local or regional plan in place to identify and eliminate pollution sources? | ✓ | A4 p. 21-22, 25-29 |
| Has closing of clam or worm flats threatened the shellfishing industry, and are sources of contamination known? If so, are sources point (direct discharge) or nonpoint sources? | ✓ | A4 p. 7-9, 19-20 |
| Are traditional water-dependent uses thriving or in decline? What are the factors affecting these uses? If current trends continue, what will the waterfront look like in 10 years? | ✓ | A4 p. 3-10, 22-23, 30-32 |
| Is there reasonable balance between water-dependent and other uses, and between commercial and recreational uses? If there have been recent conversions of uses, have they improved or worsened the balance? | ✓ | A4 p. 17-18, 30 |
| How does local zoning treat land around working harbors? | ✓ | A4 p. 23-25 |
| Is there a local or regional harbor or bay management plan? If not, is one needed? | ✓ | A4 p. 25-27 |
| Are there local dredging needs? If so, how will they be addressed? | ✓ | A4 p. 22 |
| Is there adequate access, including parking, for commercial fishermen and members of the public? Are there opportunities for improved access? | ✓ | A4 p. 10-14, 31 |
| Are important points of visual access identified and protected? | ✓ | A4 p. 11-12; A3 p. 62-64, 96-97 |
| Condition and Trends | | |
| The community's Comprehensive Planning Marine Resources Data Set prepared and provided to the community by the Department of Marine Resources, and the Office, or their designees. | ✓ | Appendix A Cover Sheet |
| A map and / or description of water-dependent uses. | ✓ | A4 p. 3-10 |
| A brief summary of current regulations influencing land use patterns on or near the shoreline. | ✓ | A4 p. 23-25 |
| A description of any local or regional harbor or bay management plans or planning efforts. | ✓ | A4 p. 25-29 |
| The location of facilities (wharves, boat ramps, pump-out stations, etc.), with a brief description of any regional or local plans to improve facilities. | ✓ | A4 p. 10-16, 30-32 |

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| A description or map showing public access points to the shore. Include a brief description of their use, capacity, physical condition, and plans to improve, expand, or acquire facilities such as parking or toilets. | ✓ | A4 p. 10-16, 31 |
| A list of scenic resources along the shoreline, including current ownership (public or private) and any protections. | ✓ | A4 p. 11-12; A3 p. 62-64 |
| Policies | | |
| To protect, maintain and, where warranted, improve marine habitat and water quality. | ✓ | Plan p. 8, 32, 34-35, 38; H1 p. 4 |
| To foster water-dependent land uses and balance them with other complementary land uses. | ✓ | Plan p. 8, 38-39; H1 p. 4 |
| To maintain and, where warranted, improve harbor management and facilities. | ✓ | Plan p. 8-9, 38-39; H1 p. 4 |
| To protect, maintain and, where warranted, improve physical and visual public access to the community's marine resources for all appropriate uses including fishing, recreation, and tourism. | ✓ | Plan p. 8, 38-39; H1 p. 4 |
| Strategies | | |
| Identify needs for additional recreational and commercial access (which includes parking, boat launches, docking space, fish piers, and swimming access). | ✓ | Plan p. 38 |
| Encourage owners of marine businesses and industries to participate in clean marina/boatyard programs. | ✓ | Plan p. 38 |
| Provide information about the Working Waterfront Access Pilot Program and current use taxation program to owners of waterfront land used to provide access to or support the conduct of commercial fishing activities. | ✓ | Plan p. 39 |
| Support implement of local and regional harbor and bay management plans. | ✓ | Plan p. 39 |
| If applicable, provide sufficient funding for and staffing of the harbormaster and/or harbor commission. | ✓ | Plan p. 39 |
| Work with local property owners, land trusts, and others to protect major points of physical and visual access to coastal waters, especially along public ways and in public parks. | ✓ | Plan p. 38 |
| Comments: | | |

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| Population and Demographics | ✓ | Page |
| Analyses | | |
| Is the rate of population change expected to continue as in the past, or to slow down or speed up? What are the implications of this change? | ✓ | A1 p. 9-13 |
| What will be the likely demand for housing and municipal and school services to accommodate the change in population and demographics, both as a result of overall change and as a result of change among different age groups? | ✓ | A1 p. 9-13 |
| Does your community have a significant seasonal population, is the nature of that population changing? What is the community's dependence on seasonal visitors? | ✓ | A1 p. 8-13 |
| If your community is a service center or has a major employer, are additional efforts required to serve a daytime population that is larger than its resident population? | ✓ | A1 p. 8, 11-13 |
| Condition and Trends | | |
| The community's Comprehensive Planning Population and Demographic Data Set (including relevant local, regional, and statewide data) prepared and provided to the community by the Office or its designee. | ✓ | Appendix A cover sheet |
| Policies | | |
| None required. | | |
| Strategies | | |
| None required. | | |
| Comments: | | |

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| Economy | ✓ | Page |
| Analyses | | |

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| Is the economy experiencing significant change, and how does this, or might this, affect the local population, employment, and municipal tax base? | ✓ | A5 p. 3-4 |
| Does the community have defined priorities for economic development? Are these priorities reflected in regional economic development plans? | ✓ | A5 p. 8, 17 |
| If there is a traditional downtown or village center(s) in the community? If so, are they deteriorating or thriving? | ✓ | A5 p. 8 |
| Is tourism an important part of the local economy? If so, what steps has the community taken to support this industry? | ✓ | A5 p. 8-9 |
| Do/should home occupations play a role in the community? | ✓ | A5 p. 10 |
| Are there appropriate areas within the community for industrial or commercial development? If so, are performance standards necessary to assure that industrial and commercial development is compatible with the surrounding land uses and landscape? | ✓ | A5 p. 13-16 |
| Are public facilities, including sewer, water, broadband access or three-phase power, needed to support the projected location, type, and amount of economic activity, and what are the issues involved in providing them? | ✓ | A5 p. 16 |
| If there are local or regional economic development incentives such as TIF districting, do they encourage development in growth areas? | ✓ | A5 p. 16 |
| How can/does the community use its unique assets such as recreational opportunities, historic architecture, civic events, etc. for economic growth? | ✓ | A5 p. 8 |
| Condition and Trends | | |
| The community's Comprehensive Planning Economic Data Set prepared and provided to the community by the Office or its designee. | ✓ | Appendix A cover sheet, A5 p. 2 |
| A brief historical perspective on how and why the current economy of the community and region developed. | ✓ | A5 p. 2 |
| A list of local and regional economic development plans developed over the past five years, which include the community. | ✓ | A5 p. 11, 17 |
| Where does the community's population work and where do employees in your community reside? A description of the major employers in the community and labor market area and their outlook for the future. | ✓ | A5 p. 3-7, 12-13 |
| A description of any economic development incentive districts, such as tax increment financing districts, in the community. | ✓ | A5 p. 16 |
| Policies | | |
| To support the type of economic development activity the community desires, reflecting the community's role in the region. | ✓ | Plan pg. 9, 42-44; H1 p. 5 |
| To make a financial commitment, if necessary, to support desired economic development, including needed public improvements. | ✓ | Plan pg. 9, 43; H1 p. 5 |
| To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development. | ✓ | Plan pg. 9, 42-43; H1 p. 5 |
| Strategies | | |
| If appropriate, assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community's economic development director, a regional economic development initiative, or other). | ✓ | Plan p. 42-43 |
| Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development. | ✓ | Plan p. 42-44 |
| If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.) | ✓ | Plan p. 43 |
| Participate in any regional economic development planning efforts. | ✓ | Plan p. 42-43 |
| Comments: | | |

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| Housing | ✓ | Page |
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| Analyses | | |
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| How many additional housing units (if any), including rental units, will be necessary to accommodate projected population and demographic changes during the planning period? | ✓ | A6 p. 9 |
| Is housing, including rental housing, affordable to those earning the median income in the region? Is housing affordable to those earning 80% of the median income? If not, review local and regional efforts to address issue. | ✓ | A6 p. 10-23 |
| Are seasonal homes being converted to year-round use or vice-versa? What impact does this have on the community? | ✓ | A6 p. 5-6 |
| Will additional low and moderate income family, senior, or assisted living housing be necessary to meet projected needs for the community? Will these needs be met locally or regionally? | ✓ | A6 p. 9, 13-15 |
| Are there other major housing issues in the community, such as substandard housing? | ✓ | A6 p. 2-4 |
| How do existing local regulations encourage or discourage the development of affordable/workforce housing? | ✓ | A6 p. 20-23 |
| Condition and Trends | | |
| The community's Comprehensive Planning Housing Data Set prepared and provided to the community by the Maine State Housing Authority, and the Office, or their designees. | ✓ | Appendix A cover sheet |
| Information on existing local and regional affordable/workforce housing coalitions or similar efforts. | ✓ | A6 p. 17 |
| A summary of local regulations that affect the development of affordable/workforce housing. | ✓ | A6 p. 20-23 |
| Policies | | |
| To encourage and promote adequate workforce housing to support the community's and region's economic development. | ✓ | Plan p. 46-48; H1 p. 5 |
| To ensure that land use controls encourage the development of quality affordable housing, including rental housing. | ✓ | Plan p. 46-48; H1 p. 5 |
| To encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs. | ✓ | Plan p. 48; H1 p. 5 |
| Strategies | | |
| Maintain, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing. | ✓ | Plan p. 46-47 |
| Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability. | ✓ | Plan p. 47 |
| Create or continue to support a community affordable/workforce housing committee and/or regional affordable housing coalition. | ✓ | Plan p. 48 |
| Designate a location(s) in growth areas where mobile home parks are allowed pursuant to 30-A M.R.S.A. §4358(3)(M) and where manufactured housing is allowed pursuant to 30-A M.R.S.A. §4358(2). | ✓ | Plan p. 47 |
| Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs. | ✓ | Plan p. 48 |
| Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable. | ✓ | Plan p. 46-47 |
| Comments: | | |

| Recreation | ✓ | Page |
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| Analyses | | |
| Will existing recreational facilities and programs in the community and region accommodate projected growth or changes in age groups in your community? | ✓ | A7 p. 23-26, 31-32 |
| Is there a need for certain types of services or facilities or to upgrade or enlarge present facilities to either add capacity or make them more usable? | ✓ | A7 p. 25-27, 31-33 |
| Are important tracts of open space commonly used for recreation publicly-owned or otherwise permanently conserved? | ✓ | A7 p. 6, 15-17, 20, 32-33; A3 p. 77-84 |

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| Does the community have a mechanism, such as an open space fund or partnership with a land trust, to acquire important open spaces and access sites, either outright or through conservation easements? | ✓ | A7 p. 18-21 |
| Does the public have access to each of the community's significant water bodies? | ✓ | A7 p. 5-10, 31-33; A4 p. 10-16, 30-31 |
| Are recreational trails in the community adequately maintained? Are there use conflicts on these trails? | ✓ | A7 p. 24-26, 31-33 |
| Is traditional access to private lands being restricted? | ✓ | A7 p. 32-33 |
| Condition and Trends | | |
| The community's Comprehensive Planning Recreation Data Set prepared and provided to the community by the Department of Conservation, and the Office, or their designees. | ✓ | Appendix A Cover Sheet |
| A description of important public and private active recreation programs, land and water recreation areas (including hunting and fishing areas), and facilities in the community and region, including regional recreational opportunities as appropriate, and identification of unmet needs. | ✓ | A7 p. 2-17, 21-26 |
| An inventory of any fresh or salt water bodies in the community determined locally to have inadequate public access. | ✓ | A7 p. 10, A4 p. 10-16 |
| A description of local and regional trail systems, trail management organizations, and conservation organizations that provide trails for all-terrain vehicles, snowmobiling, skiing, mountain biking, or hiking. | ✓ | A7 p. 2-3, 10-15 |
| A map or list of important publicly-used open spaces and their associated facilities, such as parking and toilet facilities. | ✓ | A7 p. 6, 8, 15-17 |
| Policies | | |
| To maintain/upgrade existing recreational facilities as necessary to meet current and future needs. | ✓ | Plan p. 8, 55, 67-69; H1 p. 6 |
| To preserve open space for recreational use as appropriate. | ✓ | Plan p. 8, 55; H1 p. 6 |
| To seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concerns. | ✓ | Plan p. 8, 55; H1 p. 6 |
| Strategies | | |
| Create a list of recreation needs or develop a recreation plan to meet current and future needs. Assign a committee or community official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan. | ✓ | Plan p. 55 |
| Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible. | ✓ | Plan p. 55 |
| Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land. | ✓ | Plan p. 29, 35, 55, 60 |
| Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine's landowner liability law regarding recreational or harvesting use, Title 14, M.R.S.A. §159-A. | ✓ | Plan p. 55 |
| Comments: | | |

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| Transportation (applicable if community has no MaineDOT approved STPA transportation plan) | ✓ | Page |
| Analyses | | |
| What are the transportation system concerns in the community and region? What, if any, plans exist to address these concerns? | ✓ | A8 p. 2, 21, 23, 29, 47 |
| Are conflicts caused by multiple road uses, such as a major state or U.S. route that passes through the community or its downtown and serves as a local service road as well? | ✓ | A8 p. 33 |
| To what extent do sidewalks connect residential areas with schools, neighborhood shopping areas, and other daily destinations? | ✓ | A8 p. 28 |
| How are walking and bicycling integrated into the community's transportation network (including access to schools, parks, and other community destinations)? | ✓ | A8 p. 28-30 |

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| How do state and regional transportation plans relate to your community? | ✓ | A8 p. 2 |
| What is the community's current and approximate future budget for road maintenance and improvement? | ✓ | A8 p. 13 |
| Are there parking issues in the community? If so what are they? | ✓ | A8 p. 46-48 |
| If there are parking standards, do they discourage development in village or downtown areas? | ✓ | A8 p. 46, 53 |
| Do available transit services meet the current and foreseeable needs of community residents? If transit services are not adequate, how will the community address the needs? | ✓ | A8 p. 31-32, 52-53 |
| If the community hosts a transportation terminal, such as an airport, passenger rail station, or ferry terminal, how does it connect to other transportation modes (e.g. automobile, pedestrian, bicycle, transit)? | ✓ | N/A |
| If the community hosts or abuts any public airports, what coordination has been undertaken to ensure that required airspace is protected now and in the future? How does the community coordinate with the owner(s) of private airports? | ✓ | N/A |
| If you are a coastal community are land-side or water-side transportation facilities needed? How will the community address these needs? | ✓ | A8 p. 32, 47-48 |
| Does the community have local access management or traffic permitting measures in place? | ✓ | A8 p. 6, 34 |
| Do the local road design standards support the community's desired land use pattern? | ✓ | A8 p. 13 |
| Do the local road design standards support bicycle and pedestrian transportation? | ✓ | A8 p. 13, 27 |
| Do planned or recently built subdivision roads (residential or commercial) simply dead-end or do they allow for expansion to adjacent land and encourage the creation of a network of local streets? Where dead-ends are unavoidable, are mechanisms in place to encourage shorter dead-ends resulting in compact and efficient subdivision designs? | ✓ | A8 p. 13 |
| Condition and Trends | | |
| The community's Comprehensive Planning Transportation Data Set prepared and provided to the community by the Department of Transportation, and the Office, or their designees. | ✓ | Appendix A cover sheet |
| Location and overall condition of roads, bridges, sidewalks, and bicycle facilities, including any identified deficiencies or concerns. | ✓ | A8 p. 5, 13-22, 28-30 |
| Identify potential on and off-road connections that would provide bicycle and pedestrian connections to neighborhoods, schools, waterfronts and other activity centers. | ✓ | A8 p. 23-25 |
| Identify major traffic (including pedestrian) generators, such as schools, large businesses, public gathering areas/activities, etc. and related hours of their operations. | ✓ | A8 p. 33 |
| Identify policies and standards for the design, construction and maintenance of public and private roads. | ✓ | A8 p. 12-22 |
| List and locate municipal parking areas including capacity, and usage. | ✓ | A8 p. 46, 53 |
| Identify airports within or adjacent to the community and describe applicable airport zoning and airspace protection ordinances your community has in place. | ✓ | N/A |
| Identify bus or van services. | ✓ | A8 p. 31-32 |
| Identify existing and proposed marine and rail terminals within your community including potential expansions. | ✓ | N/A |
| If coastal communities identify public ferry service and private boat transportation support facilities (may be covered under Marine Resources with cross reference) including related water-side (docks/piers/wharves) and land-side (parking) facilities. | ✓ | A8 p. 32, 47-48 |
| Policies | | |
| To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems. | ✓ | Plan p. 9, 58-60; H1 p. 6 |
| To safely and efficiently preserve or improve the transportation system. | ✓ | Plan p. 9, 58-60; H1 p. 6 |
| To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled. | ✓ | Plan p. 8, 58-60; H1 p. 6 |

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| To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists). | ✓ | Plan p. 8, 58-60; H1 p. 6 |
| To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network. | ✓ | Plan p. 58-60; H1 p. 6 |
| Strategies | | |
| Develop or continue to update a prioritized improvement, maintenance, and repair plan for the community's transportation network. | ✓ | Plan p. 59 |
| Initiate or actively participate in regional and state transportation efforts. | ✓ | Plan p. 60 |
| Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with: a. Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A. §73); b. State access management regulations pursuant to 23 M.R.S.A. §704; and c. State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. §704-A. | ✓ | Plan p. 59 |
| Maintain, enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections. | ✓ | Plan p. 60 |
| Comments: | | |

| Public Facilities and Services | ✓ | Page |
|---|---|---|
| Analyses | | |
| Are municipal services adequate to meeting changes in population and demographics? | ✓ | A9 p. 3-35, 42-60 |
| Has the community partnered with neighboring communities to share services, reduce costs and/or improve services? In what ways? | ✓ | A9 p. 13, 18-19, 25-27, 29, 52-59 |
| If the community has a public sewer system, what issues or concerns are there currently and/or anticipated in the future? Is the sanitary district extension policy consistent with the Future Land Use Plan as required by (38 M.R.S.A. §1163), or will it be? | ✓ | Plan p. 80-81, 83; A9 p. 54-60; C p. 1, 7 |
| If the community has a public water system are any public water supply expansions anticipated? If so, have suitable sources been identified and protected? Is the water district extension policy consistent with the Future Land Use Plan? | ✓ | Plan p. 80-81, 83; A9 p. 42-53; C p. 1, 7 |
| If the town does not have a public sewer or water system, is this preventing the community from accommodating current and projected growth? | ✓ | Plan p. 83; A9 p. 58, 86-87 |
| Are existing stormwater management facilities adequately maintained? What improvements are needed? How might future development affect the existing system? | ✓ | A9 p. 21-25, 73 |
| How do residents dispose of septic tank waste? Are there issues or concerns regarding septic tank waste? | ✓ | A9 p. 59, 87 |
| Is school construction or expansion anticipated during the planning period? Are there opportunities to promote new residential development around existing and proposed schools? | ✓ | A9 p. 31-32 |
| Is the community's emergency response system adequate? Are improvements needed? | ✓ | A9 p. 7-19 |
| Is the solid waste management system meeting current needs? Is the community reducing the reliance on waste disposal and increasing recycling opportunities? Are improvements needed to meet future demand? | ✓ | A9 p. 22 |
| Are improvements needed in the telecommunications and energy infrastructure? | ✓ | A9 p. 60-64 |
| Are local and regional health care facilities and public health and social service programs adequate to meet the needs of the community? | ✓ | A9 p. 64-68 |
| Will other public facilities, such as town offices, libraries, and cemeteries accommodate projected growth? | ✓ | A9 p. 3-7, 19-31, 67-68 |
| To what extent are investments in facility improvements directed to growth areas? | ✓ | Plan p. 80; A9 p. 25, 31, 87 |
| Does the community have a street tree program? | ✓ | A9 p. 25, 86 |
| Condition and Trends | | |

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| location of facilities and service areas (mapped as appropriate); | ✓ | A9 p. 5, 14, 23-24, 43, 47, 55 |
| general physical condition of facilities and equipment; | ✓ | A9 p. 35-39, 69 |
| capacity and anticipated demand during the planning period; | ✓ | A9 p. 39-41, 48-52, 56-58 |
| identification of who owns/manages the systems; | ✓ | A9 p. 20-25, 27-31, 42-46, 52, 54, 56 |
| estimated costs of needed capital improvements to public facilities; and | ✓ | A9 p. 39; B2 p. 8 of 9, FY23 - FY27 Capital Program Table |
| the following information related to each of these public facilities and services: a. Sewerage and/or Water Supply – Identify number and types of users, and percent of households served b. Septage – Identify any community policies or regulations regarding septage collection and disposal. c. Solid Waste – Describe the community’s solid waste management system. Identify types and amounts of municipal solid waste and recycled materials for the past five (5) years. d. Stormwater Management – Identify combined sewer overflows. For Municipal Separate Stormwater System (MS4) communities, describe plan and status of the major goals of the MS4 requirements. e. Power and Communications – Availability of 3-phase power, Internet (including broadband), and cable within the community. f. Emergency Response System – Average call response times for fire, police, and emergency/rescue. g. Education – Identify school administrative unit. Include primary/secondary school system enrollment for the most recent year information is available and for the ten (10) years after the anticipated adoption of plan. h. Health Care - Describe major health care facilities (hospitals, clinics) and other providers serving the community. Identify public health and social services supported by the community through municipal subsidy. i. Municipal Government Facilities and Services – Describe facilities and staffing for municipal administrative, enforcement, and public works operations. j. Street Tree Program - Describe the community's street tree program. | ✓ | All in A9: a. pgs , 48-51, 54; b. pg 59; c. 20-21; d. 21-25; e. 60-64; f. 7-9, 15, 17; g. 31-35; h. 64-66; i. 35-41; j. 25 |
| Policies | | |
| To efficiently meet identified public facility and service needs. | ✓ | Plan p. 9, 64-72; H1 p. 7 |
| To provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas. | ✓ | Plan p. 9, 64, 66; H1 p. 7 |
| Strategies | | |
| Identify any capital improvements needed to maintain or upgrade public services to accommodate the community’s anticipated growth and changing demographics. | ✓ | Plan p. 66, 68 |
| Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas. | ✓ | Plan p. 66 |
| Encourage local sewer and water districts to coordinate planned service extensions with the Future Land Use Plan. | ✓ | Plan p. 67 |
| If public water supply expansion is anticipated, identify and protect suitable sources? | ✓ | Plan p. 29 |
| Explore options for regional delivery of local services. | ✓ | Plan p. 72 |
| Comments: | | |
| Fiscal Capacity and Capital Investment Plan | | |
| Analyses | | |
| How will future capital investments identified in the plan be funded? | ✓ | D1 p. 6-24; B1 p. 10-13; B2 p. 1-11 |

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| If the community plans to borrow to pay for capital investments, does the community have sufficient borrowing capacity to obtain the necessary funds? | ✓ | B1 p. 12-13; Plan p. 92 |
| Have efforts been made by the community to participate in or explore sharing capital investments with neighboring communities? If so, what efforts have been made? | ✓ | B1 p. 13-14; Plan p. 91 |
| Condition and Trends | | |
| Identify community revenues and expenditures by category for the last five (5) years and explain trends. | ✓ | B1 p. 5-6 |
| Describe means of funding capital items (reserve funds, bonding, etc.) and identify any outside funding sources. | ✓ | B1 p. 6-11 |
| Identify local and state valuations and local mil rates for the last five (5) years. | ✓ | B1 p. 2-5 |
| How does total municipal debt (including shares of county, school and utility) compare with the statutory and Maine Bond Bank recommended limits on such debt? | ✓ | B1 p. 12 |
| Policies | | |
| To finance existing and future facilities and services in a cost effective manner. | ✓ | Plan p. 9, 66-72, 89-93, H1 p. 7 |
| To explore grants available to assist in the funding of capital investments within the community. | ✓ | Plan p. 9, 70-71; H1 p. 7 |
| To reduce Maine's tax burden by staying within LD 1 spending limitations. ¹ | ✓ | B1 p. 3; H1 p. 7 |
| Strategies | | |
| Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies. | ✓ | Plan p. 72 |
| Capital Investment Plan | | |
| The comprehensive plan must include a capital investment plan that: (1) Identifies and summarizes anticipated capital investment needs within the planning period in order to implement the comprehensive plan, including estimated costs and timing, and identifies which are municipal growth-related capital investments; (2) Establishes general funding priorities among the community capital investments; and (3) Identifies potential funding sources and funding mechanisms. | ✓ | Plan p. 89-92; D1 p. 6-24; B2 p. 1-11 |
| Comments: | | |

| Existing Land Use | ✓ | Page |
|---|---|--------------------|
| Analyses | | |
| Is most of the recent development occurring: lot by lot; in subdivisions; or in planned developments? Is recent development consistent with the community's vision? | ✓ | A10 p. 40, 42, 46 |
| What regulatory and non-regulatory measures would help promote development of a character, and in locations that are consistent with the community's vision? | ✓ | A10 p. 7-18, 33-35 |
| Is the community's administrative capacity adequate to manage its land use regulation program, including planning board and code enforcement officer? | ✓ | A10 p. 52 |
| Are floodplains adequately identified and protected? Does the community participate in the National Flood Insurance Program? If not, should it? If so, is the floodplain management ordinance up to date and consistently enforced? Is the floodplain management ordinance consistent with state and federal standards? | ✓ | A10 p. 26, 36-37 |
| Condition and Trends | | |
| An existing land use map, by land use classification (such as mixed-use, residential, commercial, institutional, industrial, agricultural, commercial forests, marine, park/recreational, conserved, and undeveloped land). | ✓ | A10 p. 1-5 |
| A summary of current lot dimensional standards. | ✓ | A10 p. 21-23 |
| A description or map identifying the location of lots and primary structures created within the last ten years. Include residential, institutional, commercial, and industrial development. | ✓ | A10 p. 42-45 |

¹"LD 1" here refers to the State of Maine's statutory spending limit law that limits annual growth in each municipality's property tax levy. See Appendix B for more information.

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| Provide a brief description of existing land use regulations and other tools utilized to manage land use, including shoreland zoning, floodplain management, subdivision, site plan review, and zoning ordinances. | ✓ | A10 p. 8-18, 23-38 |
| Estimate the minimum amount of land needed to accommodate projected residential, institutional, commercial, or industrial development at least ten (10) years into the future. | ✓ | Plan p. 85-86; A10 p. 42; C p. 10-14, 20-24 |
| Policies | | |
| None Required | | |
| Strategies | | |
| None Required | | |
| Comments: | | |

| Future Land Use Plan | ✓ | Page |
|--|---|--|
| Analyses | | |
| Does the Future Land Use Plan align and/or conflict with the community's vision statement? | ✓ | Plan p. 76, 78; C p. 1-2 |
| Is the configuration of the growth area(s) shaped by natural opportunities and/or constraints (i.e. the physical suitability or unsuitability of land for development)? The location of public facilities? The transportation network? | ✓ | Plan p. 78, 83; C p. 3-7 |
| How does the Future Land Use Plan relate to recent development trends? | ✓ | Plan p. 78; C p. 4 |
| Given current regulations, development trends, and population projections, estimate how many new residential units and how much commercial, institutional, and/or industrial development will likely occur in the planning period? Where is this development likely to go? | ✓ | Plan p. 85-87 |
| How can critical natural resources and important natural resources be effectively protected from future development impacts? | ✓ | Plan p. 83, 87, 29-35; A3 p. 64-67 |
| Components | | |
| A map or maps showing: a. Growth area(s) (unless exempted) and Rural area(s) and any land use districts within each; b. Critical Natural Resources in accordance with 4.3.F, above c. Any of the following optional land use areas, if proposed, along with any land use districts within each: Transitional, Critical Rural, Critical Waterfront. | ✓ | Plan: a. pgs 77, 79; b. 84 - add AppC; c. 77, 82 C: b. pgs 5-6 |
| A map depicting the constraints to development identified in the plan (may be a combination of maps from other sections). | ✓ | Plan p. 84; C p. 5-7 |
| A narrative description of each land use district including: a. The district's relationship to the community's vision; b. The district's natural opportunities and/or constraints; c. The types and intensity of proposed land uses, including residential density; d. The compatibility or incompatibility of proposed uses to current uses, critical natural resources and important natural resources within and around the district along with any special development considerations (e.g. need for additional buffers, conservation subdivision provisions, architectural design standards, etc.); and e. Any anticipated major municipal capital investments needed to support the proposed land uses. | ✓ | Plan: a. pgs 76, 80-82, 85-87; b. pg 83; c. pgs 80-81; d. pgs 80-81, 83; e. pgs 80-81 C: a. pgs 1-2; b. pgs 3-6, 8-9; c. pgs 14-27; d. pgs 83-84, 87; e. pgs 7, 24 A3: d. pgs 2-77 |
| Policies | | |
| To coordinate the community's land use strategies with other local and regional land use planning efforts. | ✓ | Plan p. 9, 64, 72, 76-87; H1 p. 8 |
| To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision. | ✓ | Plan p. 64, 72, 76-87; H1 p. 8 |
| To support the level of financial commitment necessary to provide needed infrastructure in growth areas. | ✓ | Plan p. 9, 66, 76-87; H1 p. 8 |

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| To establish efficient permitting procedures, especially in growth areas. | ✓ | Plan p. 64, 70, 76-87; H1 p. 8 |
| To protect critical rural and critical waterfront areas from the impacts of development. | ✓ | Plan p. 8, 29-30, 76-87; H1 p. 8 |
| Strategies | | |
| Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official. | ✓ | Plan p. 66 |
| Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact or amend local ordinances as appropriate to: a. Clearly define the desired scale, intensity, and location of future development; b. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas; and c. Clearly define protective measures for critical natural resources and, where applicable, important natural resources. d. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed. | ✓ | Plan p. 29-32, 38, 64 |
| Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses. | ✓ | Plan p. 66 |
| Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies. | ✓ | Plan p. 72 |
| Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451. | ✓ | Plan p. 70 |
| Track new development in the community by type and location. | ✓ | Plan p. 66 |
| Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan. | ✓ | Plan p. 66 |
| Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7. | ✓ | Plan p. 70, 89 |
| Comments: | | |