

***Town of York ~ Village Zoning Sub-Committee
Meeting Minutes ~ October 21, 2015
York Public Library ~ Wheeler Room***

Present: Amy Phalon, Jean Scott, Dylan Smith, Pete Smith, Lew Stowe, Bryce Waldrop

Absent: Toni DeSoto

1. The meeting was called to order at 10:08am.
2. Meeting minutes for October 14th were not available.
3. Amy mentioned that a lot of feedback from the MarketFest related to traffic and parking in the village.
4. Dylan handed out a revised YVCD zone map with the village core defined visually along with a revised YVCD Dimensions document showing the differences between the village core and the village peripheral. The group reviewed and approved these revisions.
5. Dylan noted that the area defines as the core zone is almost exactly the same as the existing York Village Overlay District with only a few additional properties included.
6. Pete moved that the terminology used to identify the two zones shall be “Village Core” and “Village Peripheral.” The motion passed 5-0. Dylan noted that the overall area as defined will be referred to as the “York Village Center District.”
7. Jean Scott joined the meeting at 10:30 and the group brought her up to date on the revised documents and the meeting discussion prior to her arrival.
8. Jean provided an updated copy of the initial Property Setback list with actual street addresses for each map/lot identifier. As secretary, Pete will keep this work list for future reference. Dylan cautioned everyone that the setback measurements on this list are not always accurate.
9. Dylan suggested that parking rules in the YVCD Village Core should be unique. Possibly, they should not be based on square footage or number of employees, etc. He noted that parking will be on the agenda for our next meeting.
10. In regard to “lot coverage,” Lew proposed that it should be 100% in the YVCD Village Core. It’s understood that setback and parking requirements mean that the entire area within a lot would not actually be impervious surface. Dylan suggested that lot coverage might be limited to 75%, with a provision that the planning board could approve up to 100% coverage as long as the applicant provides innovative LID stormwater management, public space, or innovative landscape design.
11. The group had an active discussion around the issue of building height being restricted to 35 feet. Even though there may be justification for higher buildings in the Village Core, Dylan wants to hold to the 35 foot limit for our initial proposed zoning amendment. The group agreed.
12. In regard to “building footprint” dimension, the group agreed to stay with the 7,000 square foot maximum that they had determined in the September 18th meeting. It would apply to both Village Core and Village Peripheral zones. Dylan will add that information to the YVCD Dimensions Table or in the Density section of the zoning article.
13. The group suggested adding “Drive-through Facility” to the Expressly Prohibited list within the YVCD Miscellaneous Use Category.

14. Dylan suggested that the “provisions” defined in the Permitted Uses section should be removed and added as a new “Provisions Applicable to YVCD” sub-section in Section 5.4 – Density.
15. Our next regular meeting will be at 3:00pm on Wednesday, October 28th in the Kennebunk Room at the York Public Library.

Meeting adjourned at 12:13 pm.

Respectfully submitted,
Peter Smith, Secretary