

York Planning Board
Thursday, December 10, 2015, 7:00 P.M.
York Public Library

Call to Order, Determination of Presence of Quorum; Appointment of Alternates

Chairman Peter Smith called the meeting to order at 7:05. A quorum was determined with five people voting: Chairman Pete Smith, Vice Chair Attorney Amy Phalon, Gordon Eldridge (who represents York Beach), Al Cotton, and alternate Wayne Boardman, who was asked to vote in place of absent Lew Stowe. Alternate Kathleen Kluger was present, but did not vote. Assistant Town Planner Scott Hastings and Director of Planning Dylan Smith represented staff. Patience Horton took Minutes.

Public Hearing No one came forward to speak.

Minutes

The November 19, 2015 minutes were reviewed. Changes were requested.

Motion: Al Cotton moved that we accept the November 19, 2015, minutes as presented. Amy Phalon seconded. The motion passed 5-0.

Field Changes

There were no field changes.

Preference Vote on a proposed Public School Building Height Exception ordinance amendment for a January 30th, 2016 Special General Referendum.

There was no board discussion. The Chairman asked the board members to indicate if they would give a preference vote of yes. All the board members voted yes.

6. Application Reviews and Public Hearings:

- A. Divine Chocolate, Non-conforming use change. 164 York St. Map and Lot: 0049-0053; Owner: Down East Energy. Proposal is to change the use of a 640 square foot portion of the building from the existing office spa to an artisanal food facility use (chocolate production). Both uses are non-conforming.**

Assistant Town Planner Scott Hastings said the applicant is moving her business to 164 York Street, where offices for Down East Energy are located. The building is zoned RES-1B. This use fits into the artisanal facilities definition. There are no proposed

changes to the exterior to the building. No changes in parking are required. The trip generation report reviewed by Dean Lessard shows no impact on traffic.

Motion: Al Cotton moved to accept the application for review. Amy Phalon seconded. The motion passed 5-0.

The Chairman opened and closed the **Public Hearing**. No one came forward to speak.

Motion: Amy Phalon moved to approve both the preliminary and final application for 164 York St., Map and Lot: 0049-0053. Al Cotton seconded. The motion passed 5-0.

Public Hearing on Proposed Ordinance Amendment York Village Center Zoning District

Director of Planning Dylan Smith described the amendment for the area called the York Village Center Core District and York Village Center Peripheral. A subcommittee had been formed to evaluate uses, dimensional standards, and parking requirements. The purpose of this hearing was to hear how people within the district and within the community feel about the changes.

Within the zone, there are two districts, RES-1B and GEN-3. Neither district allows very much lot coverage. RES-1B hardly allows commercial uses. GEN-3 allows uses, but the 25% lot coverage does not encourage the uses.

The goal is to create a pedestrian-oriented village district, active all four seasons, where buildings have mixed uses of businesses on the first floor and residences on the second and third floors. Existing uses can stay as they are. The standards will apply to future development or redevelopment within the district. The Chairman opened the **Public Hearing**.

Sean Mitchell asked about density changes in the core area. Dylan Smith explained that the lot coverage will change from 50% to 75%, or possibly to 100%. The density can be very high, as long as those buildings maintain no more than a 7,000 maximum footprint.

Arthur Kyricos, owner of a building in the core district, said that these changes will radically affect parking. Dylan Smith said there is nothing in the zoning changes that will change the current parking standards. On the other hand, if someone demolishes and rebuilds a property, or puts in a restaurant, they will have to meet the new parking standards.

Bill Anderson's concern was that the allowance of residential and office use is limited to no more than 50% on the first floor, but can exist fully on the second floor. Al Cotton explained that retail-type businesses are encouraged on the first floor to promote downtown activity.

Cindy Perkins, of Moulton Lane, asked if she would have to move upstairs if she wanted to add onto her house. Peter Smith replied the constraint does not have to do with Moulton Lane.

Bonnie Bemis, 25 Long Sands Road, asked that if she were converting some of her building to office space, would she have to follow the 50% first floor rule. Dylan replied that the rule pertains to lots with frontage on York Street, Woodbridge Avenue, and Long Sands Road, which is not her case. She said her immediate abutter is a parking lot formerly used by the bank. She asked if something could be built on it. Dylan answered that, yes, the change would allow something to be built on that lot.

Kinley Gregg did not understand why family dwellings are discouraged along York Street, Woodbridge Road, and Long Sands Road. She questioned why the York Overlay District and the Historic District are being eliminated. Dylan explained that only the York Overlay District is being eliminated. Dylan also said the Historic Overlay District has more stringent regulations now, and whatever is more restrictive takes the precedent.

The Chairman closed the **Public Hearing**.

8. Other Business

An application from the York Housing Overlay District will be reviewed that the upcoming Planning Board meeting on December 17, 2015.

A site walk of the Police Station Connector Road will be taken Saturday, December 12, 2015, at 9:00.

Gordon Eldridge and absent Lew Stowe have been researching the number of guest rooms at the Cliff House. Pete Smith said the Planning Board does not hold interest in the plans of the internal parts of the building. They Mylars indicate what can be built. The builder must follow the rules of the Mylar.

Gordon Eldridge and Lew Stowe have been documenting heights of buildings on Long Beach Avenue. They are working with Code Enforcement to change word definitions in some of the ordinances.

Kathleen Kluger said there is a difference between the proposed ordinance change and that of the work of the York Village Study Committee. It will be a challenge to keep them separate when explaining the proposal.

Adjourn

Motion: Al Cotton moved to adjourn. Amy Phalon seconded. The motion passed 5-0. The time was 9:00.