

***Town of York ~ Village Zoning Sub-Committee
Meeting Minutes ~ September 3, 2015
York Public Library – Wheeler Room***

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

Absent:

1. The meeting was called to order at 10:15am.
2. There were no previous minutes to review.
3. Each member of the group introduced themselves and briefly summarized their background. This resulted in several additions and corrections to the new VCZS roster.
4. Regina Leonard joined the meeting for a brief period of time as an observer.
5. Lou described the history behind this new effort to create a specific zone for the village center.
6. Regina explained how important this new zoning will be to the village revitalization as proposed in the Village Master Plan, especially as it relates to issues such as parking.
7. Amy asked Dylan to review the subcommittee's goals and objectives in regard to Land Use Area #8 of the town's Comprehensive Plan. He noted that part of our initial effort will be to come up with a "safety" design standard to protect against any unacceptable design proposal until such time that complete design standards are developed.
8. Dylan explained that we need to have the new Village Center Zoning Ordinance amendment ready for the May 2016 warrant, and then the Design Standards ready for the May 2017 warrant.
9. Specific goals for the village center zone would include:
 - a) Promote pedestrian oriented uses on the ground floor, maximized lot coverage and minimized front setback for property facing York Street, Long Sands Road or Woodbridge Road;
 - b) Make existing non-conforming property become less non-conforming;
 - c) Preserve the historic nature of the village.
10. Dylan reviewed the latest maps of the proposed village center zone with new sub-committee members to elicit their ideas and viewpoints in regard to what the workgroup has done already. The entire group then focused on proposed zone boundaries which led to a decision to reduce its size by removing the Davis property and the lower Lindsay Road area (not including hospital property).
11. Pete suggested that we could use a map that is shaded to show all hospital owned property in the village and he also proposed that the village center zone map be cropped to remove areas outside the new boundaries.
12. During our next meeting we will review the current draft of Uses and Dimensions for the new zone.
13. Our next regular meeting will be at 10:00am on Friday, September 11th in the Wheeler Room at the York Public Library. Future meetings are scheduled for 10:00am on September 17th and 24th.

Meeting adjourned at 11:48am.

Respectfully submitted,
Peter Smith, Secretary