

Town of York ~ Village Zoning Sub-Committee
Meeting Minutes ~ September 18, 2015
York Public Library – Wheeler Room

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

Absent: Pete Smith, Lew Stowe

1. The meeting was called to order at 10:30am.
2. There were no meeting minutes available for review.
3. The group discussed the nature of traffic within the village in regard to origination of visitors. Dylan explained that the town has received funds from the Maine DOT for the village revitalization effort.
4. Dylan explained that we will have to present the draft map of our proposed new Village Center Zone to village property and business owners at a public session soon.
5. The group reviewed a proposed use restriction for commercial uses relative to requiring that a minimum of 60% of the first floor must be a pedestrian oriented use.
6. Amy asked whether a pharmacy would be an allowed use in the village. The fact is that there is an apothecary (pharmacy) within the hospital.
7. There was a brief discussion about how desirable street trees and greenery would be in the village.
8. Amy asked Dylan for clarification of parking rules at York Beach and the potential for the hospital to build a parking garage someday in the future. Dylan pointed out that currently there is more than enough parking in the village, but it's not managed properly.
9. Dylan reviewed a listing of building footprint square footage for existing buildings in the village. The group expressed concern that they don't want to allow any building larger than the Berger building. Proposed maximum size for non-municipal buildings is 7,000 sq. ft.
10. Dylan explained the reasoning behind proposed setback distances. In particular, the group discussed the issue of "maximum" front setback as differing from minimum front setback. The intent is to bring the buildings up to the street.
11. Amy proposed that the group consider looking at the issue of "tear-downs" and introducing regulations that prevent or reduce the frequency of such activity.
12. Our next regular meeting will be at 10:00am on Friday, September 30th in the Wheeler Room at the York Public Library.

Meeting adjourned at 11:55am.

Respectfully submitted,
Peter Smith, Secretary