

Town of York ~ Village Zoning Sub-Committee
Meeting Minutes ~ September 30, 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 10:12am.
2. Meeting minutes for September 3rd, 11th and 18th were accepted as written.
3. The group discussed plans for public forums to be held in November. One concern is having to compete with the Budget Committee for the large town meeting room space.
4. Lou suggested posting a few copies of the Village Center zone map around town.
5. Lou noted that we need to assure our zoning proposal is consistent with the Comprehensive Plan.
6. Pete addressed the complications involved in measuring a front setback in the village due to widely varying right-of-way (ROW) boundaries on York Street as they relate to property boundaries. He will try to get a survey map from Dean Lessard to help us understand the situation.
7. The group discussed the concept of “maximum” setback and high density in regard to increasing the sense of “village” in the village. It was proposed that, if owners of the concentration of residential property on and near Moulton Lane object to the maximum setback, it could be treated as a sub-zone with different setback requirements. Everyone agreed that this change will require a lot of public education and clarification.
8. The proposed maximum front setback of 10 feet would be from the property line regardless of the related ROW boundary. A poll of the members showed agreement to this maximum feedback unless further research of property lines and ROW boundaries shows it to be unworkable. Dylan proposed that the group should plan a site walk to view the actual situation before deciding.
9. During discussion of 5 foot side and 10 foot rear setback dimensions, Amy proposed the idea of allowing an option of 5 feet on each side or up to 10 feet on one side with the other side reduced by the difference.
10. Amy expressed her concern that if we set the setbacks too small, it will encourage developers to swoop in and buy up properties so they can tear it down and build a “huge hotels.” Bryce suggested that we could put in parameters that protect against that end result. For example, those that are voluntarily certified as “historic” and that adhere to reasonable current building and public safety codes could be protected” under town Historic District Commission criteria and state standards.
11. Dylan pointed out that the “key” to any new development in the village will be “design standards” which we plan to establish next year.
12. Our next regular meeting will be at 10:00am on Wednesday, October 7th in the Wheeler Room at the York Public Library. If the weather cooperates, we will do a walk-around.

Meeting adjourned at 12:16pm.

Respectfully submitted,
Peter Smith, Secretary