

Town of York ~ Village Zoning Sub-Committee
Meeting Minutes ~ September 11, 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. Meeting minutes from the September 3rd meeting were accepted as written.
3. Amy asked Dylan to notify the select board members that minutes from our sub-committee are posted on the town website.
4. There was a brief discussion of hospital owned property within the village, noting that all but the parking lot on Woodbridge is contiguous within the village. But, given current zoning, it would be possible for them to purchase additional non-contiguous property. There was some concern about how that might impact the pedestrian oriented goals of the Village Study Master Plan.
5. Pete proposed that the section of hospital land that is used for helicopter access which also has buildings used by hospital administration should be added to the York Village Center Zone as defined on the Draft Village Zones map.
6. The group agreed that Dylan should forward the Draft Village Zones map dated 9/10/2015 to the Planning Board and Select Board for their consideration.
7. The group reviewed the draft “Permitted Uses in YVCD” dated 6-4-15 with the following highlights:
 - a) Dylan noted that this draft was sourced from a GEN-3 Permitted Uses list.
 - b) There was a brief but fruitless discussion of the potential for developing a “Permitted Uses Table.”
 - c) A long debate about the requirements for pedestrian oriented uses versus residential uses of any new or renovated building resulted in a compromise that would require at least 60% of the first floor fronting the street to be a pedestrian oriented use.
 - d) A suggestion to remove the entire “Rural & Agriculture Use category” or make every item within it Expressly Prohibited.
 - e) An explanation of the 2,500 square foot gross floor area restriction per commercial use which is intended to encourage smaller businesses and to avoid a development of a mega mall.
8. Dylan reviewed the total footprint of existing village buildings with most of them being less than 7,000 square feet.
9. Our next regular meeting will be at 10:30am on Friday, September 18th in the Wheeler Room at the York Public Library.

Meeting adjourned at 12:05pm.

Respectfully submitted,
Peter Smith, Secretary