

Town of York ~ Village Zoning Sub-Committee
Meeting Minutes ~ October 28, 2015
York Public Library ~ Kennebunk Room

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

Absent:

Visitors: Several members of a high school civics class

1. The meeting was called to order at 3:06pm.
2. Meeting minutes for October 14th were approved as amended (change to show Lew Stowe as absent). Meeting minutes for October 21st were not available.
3. Amy explained the purpose of our committee to the visitors.
4. Dylan handed out an updated copy of the YVCD zoning map reflected all of our revisions to-date and also including a Legend. The group confirmed that everything has been included correctly.
5. Pete made a motion to forward the YVCD zoning map forward to the Planning Board for their consideration. Lew Stowe seconded the motion which passed 7-0.
6. Dylan noted that the town will be sending a hearing (public forum) notice to all property owners within the YVCD as well as all abutters to the peripheral zone of the YVCD. Amy suggested that the committee should also prepare a press release to explain how the proposed zoning amendments relate to the goals and activities of the Village Study Committee.
7. Dylan handed out the parking regulations article (15) of the York Zoning Ordinance for the group to review in anticipation for defining such regulations for the YVCD. He suggested the group consider setting up “performance standards” that would allow the Planning Board to reduce or waive a specific parking requirement when the applicant satisfies the performance standard.
8. The group discussed the possible use of town owned land next to the Ice House for municipal parking and how such a use would require extensive work to correct existing storm water overflows that impact abutting properties. Lew suggested that we should put some pressure on the selectmen to find a way to provide more off-street parking in the village.
9. Dylan asked if the group would support a private parking facility as a permitted use within the YVCD. The consensus of the group was favorable.
10. Pete noted that an extensive parking study done as part of developing the Village Master Plan showed that, on average, only 40% of existing on-street parking is utilized, but what does exist is mismanaged. The group considered bringing the issue of setting parking limits and subsequent monitoring to the Board of Selectmen. Pete suggested that members of the committee, who aren’t familiar with it, should review the parking section – chapter 3 of the Village Master Plan.
11. Dylan noted that, at our next meeting, we need to look at the calendar to schedule public forums and additional meetings so we will be prepared in time to meet the deadlines for putting our zoning amendment on the May ballot.
12. Our next regular meeting will be at 12:00 noon on Wednesday, November 4th in the Wheeler Room at the York Public Library.

Meeting adjourned at 4:33 pm.

Respectfully submitted,
Peter Smith, Secretary