

*Town of York ~ Village Study Committee  
Meeting Minutes ~ June 20, 2014  
York Public Library*

**Present:** Ron McAllister, Stu Dawson, Tony DeSoto, Gloria Gustafson, Chris Hartwell, Joel Lefever, Dean Lessard, Robert Palmer, Dylan Smith, Pete Smith, Scott Stevens, Lew Stowe

**Absent:** Rob Yandow

**Guest:** Sean Mitchell

1. Chairman Ron McAllister called the meeting to order at 8:34 am.
2. There were no meeting minutes for review.
3. Lew Stowe introduced Sean Mitchell who owns and operates the Bagel Basket on York Street. Sean presented a sketch plan for a small retail cottage complex proposed for property he owns behind the Bagel Basket. It would have a one lane “loop” road off of York Street surrounding the cottages along with landscaped walking paths between them. There would be a parking area located at the rear of the loop road. He would like to provide small apartments above the retail space in each cottage.
4. There was significant discussion about connecting this project to other proposed public spaces between York Street and Woodbridge Road such as walking/biking paths and other retail spaces.
5. It became clear that changes to village zoning would be required before for this plan to be feasible. Robert pointed out that any zoning changes should encompass the entire village. We have to be careful about implying favoritism with any type of “spot” zoning or waivers. But, the wonderful thing about Sean’s proposal is that it shows us that entrepreneurs are in this community, and if you get the zoning right, they will come forward.
6. Dylan noted that this type of proposal is the kind of thing that needs to be worked into the full village design plans we expect from our consulting engineers.
7. Ron reviewed the latest VSC Progress Report that has been sent to the BOS. His hope is that the board will agree to our choice to select only one firm through the RFQ process. He asked the committee members to try to attend the BOS meeting in support of our proposal.
8. Ron noted that LinePro is in process of performing the physical survey and should have an initial report in about three weeks. He is writing an article for the York weekly about the survey.
9. Ron explained that he has written to the Water District and Sewer District asking them to meet with us to review our current plans and they will be both coming to our August 7<sup>th</sup> meeting. Dean noted that they weren’t willing to respond to a recent “Dig Safe” request, but they will be providing drawings as needed.
10. Don Neumann has invited Ron to take a tour of the Water Treatment plant and the watershed. Several committee members expressed interest in joining the tour and Ron offered to set it up.
11. Pete proposed that we change our meeting schedule so that we always meet on Thursdays instead of one Thursday and one Friday each month. The group agreed to the change.
12. Dean explained his understanding of the ongoing process we will participate in with TDRC. Stu requested that we ask them to walk the site with us and that we establish milestones to measure progress. Dean noted that they will have a “kick-off” meeting during which they will review the entire process from their perspective. The most important initial product from this process will be a well defined Scope of Work document from which estimates of time and cost can be determined.

13. Our goal is to have this Scope of Work and related schedules and costs available to present to the BOS on July 28<sup>th</sup>.
14. Dean will notify Denis Lachman that TDRC has been chosen and invite him to our next meeting. He will also inform the other candidates that they were not chosen.
15. When we meet with Lachman on July 3<sup>rd</sup> we should plan to include a site walk throughout the village, which is likely to extend the time of our meeting.
16. An initial draft of the PSA video has been received and will be put up to the website after it has been reviewed and finalized.
17. Gloria reported that several display boards have been placed throughout town and she has a few more available.
18. The group discussed ongoing public outreach and the importance of supporting TDRC with their planning and executing initial public meetings.
19. Lew suggested we should invite Leon Moulton to one of our meetings fairly soon.
20. Our next meeting will be at 8:30 am on Thursday, July 3<sup>rd</sup> at the York Public Library.  
Meeting adjourned at 10:04 am

Respectfully submitted,  
Peter Smith, Secretary