

***Town of York ~ Village Study Committee  
Meeting Minutes ~ November 19, 2015  
York Public Library ~ Wheeler Room***

***Present:*** Ron McAllister, Toni DeSoto, Gloria Gustafson, Chris Hartwell, Robert Palmer,  
Dylan Smith, Pete Smith, Scott Stevens, Lew Stowe

***Absent:*** Stu Dawson, Joel Lefever, Dean Lessard, Steve Pelletier

***Guests:***

1. Chairman Ron McAllister called the meeting to order at 8:35am.
2. Meeting minutes for November 5<sup>th</sup> were approved as written.
3. Ron announced that the recent Community Dialogue meeting was very successful with over 60 participants attending and he noted that village revitalization and surrounding issues were listed significantly in the results.
4. Ron also called attention to the York Weekly front page article which stated that village businesses are “split on the Master Plan.” The group’s consensus is that we should not react too strongly to this commentary, but we should stay in touch with the key stakeholders and continue to clarify our plans and the future benefits to them.
5. Scott Stevens offered to write a letter to the editor in response to the article to correct some of the misconceptions and point out some of the proposed improvements. It was agreed that parking is a key issue to address.
6. Ron noted that when we held the last stakeholder information meeting, which was on our schedule and location, very few stakeholders attended. He proposed that perhaps we should set up one-on-one meetings with each stakeholder in order to address their specific concerns and gather accurate feedback directly from them. Robert suggested that each of us should look for opportunities to talk with key players during casual every day contacts with them.
7. Robert proposed that we “ask and listen.” Ask people about their parking concerns and listen to their answers until we have enough information to create a strategy to counteract those concerns. Then, we should put together a parking plan to show each of them for their approval, line up the businesses that agree with the plan and put an ad in the paper that declares “these businesses agree with this plan.”
8. Ron pointed out that the important thing is to develop a positive relationship with each person.
9. Dean agree to ask Regina to put a list together of each business and the number of current and future parking spaces related to their business so that we can use it during discussions with each of the business owners.
10. Dean explained an agreement letter the DOT sent to the town regarding DOT administrative costs of \$38,000 that they predict will be incurred during the execution of our project as planned. This administrative function is required by the Feds because we are planning to get 80% of our funding from KATCS which is a federally supported program. Also, because this money is from available KATCS funding it will require BOS approval. Ron asked Dean to prepare an “action item” for consideration by the BOS.

11. Dylan took over the meeting to present the latest drafts of new Village Zoning District. These drafts included the new zone map and proposed zoning ordinance amendments defining Permitted and Prohibited Uses, Dimensional Requirements and initial Performance Standards. He noted that this process will also require rescinding the current York Village Overlay District.
12. The key things that will change under this new zoning are densities up to 75%, maximum (rather than minimum) setbacks and requiring mixed-use buildings for new residential uses when the building fronts on York Street, Long Sands Road and Woodbridge Road within the Village Core. The street-level of these mixed-use buildings must have pedestrian oriented businesses. Parking standards will be dependent on each applicant's stated requirement and capability rather than simply by square feet, number of employees, etc. Parking will not be allowed at the front of a building.
13. The Planning Board will be holding "informational" sessions followed by public hearings over the next two months to present these amendments in preparation for inclusion in the May ballot.
14. Chris, Gloria and Toni discussed their plans for participation in this year's Christmas Parade. They need as many people as possible to march and a flatbed trailer to transport Toni's sleigh. They plan to decorate the flatbed and the sleigh as well as to create posters for the marchers to carry. The parade will "kick off" at 4:30pm on Saturday, December 5<sup>th</sup>.
15. Our next regular meeting will be at 8:30am on Thursday, December 3<sup>rd</sup> at the York Public Library.

Meeting adjourned at 10:21am

***Respectfully submitted,***

***Peter Smith, Secretary***