

Planning Board Minutes
November 10, 2015

Present:

PB: Joe McIlroy, Dave Russo, Frank Rose Sr.(1st alternate), Heather Grant, David Dermody

Others: Carl Peter, Carol Rose

Chairman McIlroy called the meeting to order at 7 p.m. and led the Pledge of Allegiance. This meeting is for the purpose of beginning to go over possible changes in the subdivision regs.

Mr. Russo moved to approve the October 13, 2015 minutes, Mr. Dermody seconded, Carried, 5-0.

Mr. Dermody moved to approve the October 20, 2015 minutes, Mr. Rose seconded, carried, 5-0.

The Galbraith property in limbo for the moment. Our December meeting will be on Wednesday, December 9.

2016 dates will be the 2nd Tuesdays of the month at 7 p.m. All meetings will be at the York Town Hall with the exception of September and November.

January 12	May 10	September 13 (at York Firehall)
February 9	June 14	October 11
March 8	July 12	November 8 (at York Firehall)
April 12	August 9	December 13

Mr. Russo asked that Mr. Peter check out the parcel of Runaway Farms – public auction there – questionable regarding subdivision.

Changes

- Definition of subdivision – needs to be changed
- All road frontage for purposed subdivision must be contiguous so that it means the guidelines outline in Town of York Zoning Code – additional comment on Appendix 1200 (page 15)

- Resubdivision applies to property not person
- Minimum Dwelling Size - #513 on pg. 30 – minimum of 860 sq. ft. in size – mobile home is 750 sq. ft. for single, 860 sq. ft. if doublewide
- Mr. Russo stated 860 ft. for a home is minimum dwelling – need something for apartments and multi-dwellings (#612)
- 650 sq. ft. for a studio apartment does not meet town zoning – Mr. Russo asked the board to come look at a studio apartment at his place.
- Need to create an apartment section to multi dwelling part

Mr. Peter – need to have two size requirements, one for homes and one for apartments.

Mrs. Grant – need to add in agriculture – repurpose ag historical buildings, wineries and breweries

Mr. McIlroy – Project Garden is coming – start going over your creamery minutes. A sketch plan will be at the next meeting to introduce the project.

8:40 pm – Mr. Rose moved to adjourn, Mr. Dermody seconded, carried 5-0

Mr. Dermody moved to adjourn the meeting at 8:25 pm, Mr. Rose seconded, all in favor, carried 5-0.

Respectfully submitted,
Donna Falkner