

Planning Board Meeting- Town of York  
November 14, 2017

Present: Joe McIlroy (Chair), Chris Wall, Chris McLouth (alt.), Al Brightman

Others: Donna Falkner, Carl Peter, Alex & Courtney Mead, Chris Pascuzzo, Norm Gates, Dustin Geiger, Kurt Richenberg

At 7 p.m. Chairman McIlroy opened the meeting and led the pledge.

Motion to approve September 12 minutes by Mr. Wall seconded by Mr. Brightman, carried.

Yes – 3                      No – 0

Alex Mead Preliminary Site Plan at 1801 Linwood Rd. for a home business in his garage in hamlet residential. Cutting and making signs with metal lettering using a plasma table (a little noise). He's done a couple of craft shows. He wouldn't have customers at his garage and will transport his own steel. Would just be doing craft shows and deliveries. Mr. Brightman asked if there would be any safety concerns for the neighbors and Mr. Mead said no, he will keep it closed and private. Mr. Peter said in hamlet residential a home occupation in a structure outside the primary structure needs a special use permit (Zoning 508 B-pg 28). The County Planning Board has turned it back to us for a decision so we will need to do a public hearing. Mr. Wall asked if all the material would be kept inside and Mr. Mead answered yes. Mr. Mead also said he would like to put up a 3x3 sign between the driveways. Mr. Peter said that on pg. 50 a different sign is allowed – 4 square ft. one on the building and if he wanted the other one he would have to talk to the Zoning Board for a variance.

Mr. Brightman moved to schedule a public hearing for the December 12<sup>th</sup> meeting for a site plan and special use permit. Conditions - no on road parking.

York Fire Department Sketch Plan Conference

Chief Geiger said the proposed building would allow all trucks in one location. Right now just truck bays with later additions for offices. Mr. Peter said the front half of the property is hamlet residential and the back half agriculture. Mr. McIlroy said can't rezone it because it would be spot zoning. Mr. Peter said they would have to get a variance. Chief Geiger said that we have to build within 5 mile of the town boundary so the fire insurance wouldn't go up for people. Mr. McIlroy said we need to sit down with Mr. Campbell to figure this out. Chief Geiger said the fire department is classified as a municipal, not for profit when applying for grants. Table until the December meeting and have Mr. Campbell attend.

Chris Pascuzzo

Sylva Palmer wants to buy 15 ft of non-buildable lot from Brittany Roffe in hamlet residential. Nothing has been split off since 2009. Mr. McIlroy said a 1-2 split, 80 ft. of frontage, 162 ft. depth, no nonconforming lot, all setbacks are good. Mr. McIlroy said it doesn't require subdivision but maps and mylar. Mr. Pascuzzo said he checked with the county and the county just wants a legal description and doesn't need a map, just a adjusting lot line and description would be added to new deed. Mr. McIlroy said we would need both lots on a map.

7:52 pm – Mr. McIlroy moved to adjourn, Mr. Brightman seconded, carried

Yes - 3                      No – 0                      Respectfully submitted, Donna Falkner, *Clerk*