

Planning Board Meeting- Town of York

March 12, 2019

Present: Joe McIlroy (Chair), Heather Grant, Alan Brightman, Chris McLouth(Alt), Chris Wall

Excused: David Dermody

Others: Donna Falkner, Kirk Richenberg

7:30 pm Mr. McIlroy opened the meeting with the pledge to the flag.

Mr. McIlroy – Have to re-do February meeting because per state law alternates can only be used for a quorum if less than two members present. Town enacted a local law and per the attorney “The chairperson of the planning board may designate an alternate to substitute for a member when such member is unable to participate on an application or matter before the board. When so designated, the alternate member shall possess all the powers and responsibilities of such member of the board. Such designation shall be entered into the minutes of the initial planning board meeting at which the substitution is made.” Such language requires that the Chairperson (or Acting Chair) actually designate an alternate to act as a substitute for a member that is not present and that such designation should be noted in the minutes. An alternate can speak and ask questions, but can’t vote unless designated in the minutes to make a quorum.

Tonight was supposed to be a public hearing for Hillcrest Estates but the ad did not get sent to the paper by Mrs. Falkner so have to reschedule.

Motion to reapprove January minutes by Mr. Brightman, seconded by Mr. Wall, carried

Yes – 4          No – 0

Discussion regarding February 12 minutes and addition to minutes: Regarding site plan for Hillcrest Estates, it’s our decision whether or not to have a public hearing but because of prior precedence we’ve stuck to having a public hearing.

Mr. Wall moved to accept the February 12 minutes with the above addition, Mrs. Grant seconded, carried.

Yes – 4          No – 0

Mr. McIlroy asked for a motion to do a ratification vote for the preliminary site plan.

Mr. Wall questioned what it was about since he wasn’t here. Mr. McIlroy explained and said he did receive the county letter saying it was up to us. FYI – is we wanted to override a county decision we would need a super majority vote to do it.

Mrs. Grant said the local law on solar was still being looked at.

Mr. Brightman moved for a ratification vote on the Hillcrest Estates site plan, Mr. Wall seconded, carried.

Yes – 4            No – 0

Mr. McIlroy moved to have the public hearing on April 9 at 7 pm before our regular meeting, Mr. Wall seconded, carried.

Yes – 4            No -0

Mr. McIlroy brought up the possible Harcleroad/Grattan split which is in the works. There was one split before 2009 which does not count. Wants to split another chunk off. Thought it was agricultural but actually residential needing minimum of 100 feet road frontage. One to two splits are basically a sign off by chairperson but Mr. McIlroy would like more eyes look at. Have to make sure the rest of the lot is not made non-conforming because of frontage. Still have to maintain setbacks and we don't have mylar yet.

Mr. Wall brought up digesters which are being planned for Avon to provide feedback to utility companies and said the hoofprint could be pretty substantial and may become popular in the future.

8:15 pm Mrs. Grant moved to adjourn, Mr. McIlroy seconded, carried

Yes – 4            No -0

Respectfully submitted Donna Falkner, Clerk