

TOWN OF YORK
ZONING BOARD MINUTES
SEPTEMBER 2, 2014

Present: Jerry Ayers, Dick Ellis, Jerry Sturm, Mark Connolly

Others: Becky Lewis, Roger Bruce, Molly Cummings

Discussion regarding the Lewis/Bruce project at 1980 York Road W, Linwood erecting a pole barn on the boundary of their two properties, one in ag district and one in ag zoning. Becky went to the county and they told her the two properties could not be merged until 7 years up for the property in the ag district and she can't put it all in the ag district because it didn't total 10 acres. She could push the building back but would still not have the 10 ft. setback. She said that there was a stipulation regarding the one property and if not followed it would be returned to previous owners.

7:30 pm – Chairman Ellis called the public hearing to order.

Mr. Ellis asked what the access to the building would be and Becky said straight back in the driveway. Mr. Bruce said maybe 3 ft. off the line.

Mr. Ayers said that actually the garage with solar panels is not a home.

Mr. Connolly asked if covenant was a legal document returning the property to and first choice to previous owners. Also two acres opposed to three acres. Could you move the barn.

Mr. Bruce said the power line was within the limit but may change if had to move the barn east. Solar panels would produce the energy sold back to the company. He said the existing pad needs to be removed.

7:40 pm Mr. Ellis moved to leave the hearing open until a meeting could be arranged with the town lawyer, Mr. Connolly seconded, all in favor, carried.

7:45 pm Mr. Ellis called the meeting to order for Molly Cummings regarding a sign on her property. Molly just looking for information regarding the sign.

Molly said that not only was she going to start yoga classes, she also has a small organic farm and has sold some of the produce. She has 30 acres in agriculture from the barn back, the first 3-4 acres are hamlet residential. She doesn't think a 4 sq. ft. sign would be readable coming from both directions on York Rd. West. She's thinking 2x3 ft. maximum with 3 drop down signs underneath.

Mr. Connolly – hamlet residential rules would apply if that's where the sign will be. Will the 4 ft include the posts holding it?

Mr. Ayers asked if the sign would be up year round.

Ms. Cummings said just the yoga, other drop signs would be seasonal and the sign would not be lighted.

Mr. Ellis stated that the frame is not included in the size of the sign.

Ms. Cummings asked is the 4 coming from both directions on York Rd. West. She's thinking 2x3 ft. maximum with 3 drop down signs underneath.

Mr. Connolly – hamlet residential rules would apply if that's where the sign will be. Will the 4 ft include the posts holding it?

Mr. Connolly would like to see a specific request from Ms. Cummings.

Mr. Ellis said we would want to know what the exact size is going to be
Artist – 32x48 vertical

Mr. Connolly stated that the board has to be careful because of precedence being set going forward.

Ms. Cummings asked if the drop down size becomes part of the sign size.

Mr. Ayers – pencil sketch with dimensions and application filled out so we can decide on it would be good.

Mr. Sturm – two signs – farm sign in one corner and produce in another possibly

Hanging signs are temporary

Mr. Ayers suggested putting the rooster on the top and just put the words into the four square feet.

Ms. Cummings will go back to the artist.

Mr. Sturm moved to accept the minutes from May 6, May 20 and July 22, Mr. Ayers seconded it, all in favor, carried.

Donna will contact Ms. Lewis and have her fill out the necessary paperwork for the variances regarding frontage, lot size and setback and the board will then meet to decide on her variance.

Mr. Connolly moved to adjourn at 8:30 pm, Mr. Sturm seconded, all in favor, carried.

Respectfully submitted,
Donna Falkner, Clerk