

Zoning Board Meeting April 20, 2016

Members Present: Dick Ellis - Acting Chairman, Jerry Sturm, Mark Connolly, Charity Donnan,  
Harold Wolcott

Others: Carl Peter, Jim McCormick

Mr. Ellis called the meeting to order at 7:10 pm

**Resolution:** Mr. Connolly moved to approve a use variance for a storage/repair building to store trucks with a small office on a 3 acre parcel in an agricultural zone contingent to a subdivision. Mr. Sturm seconded,

Vote:

Yes: 5

No: 0

**Resolution:** Mr. Connolly moved to close the meeting at 7:20, Mrs. Donnan seconded.

Vote:

Yes: 5

No: 0

Mr. Peter, regarding the hearing, explained to the board that Mr. McCormack wanted to split the house on Linwood Road from the tillable acres, allowing ½ acre for the house. Mark & Becky Schroeder want to buy the house but need an area variance.

Mr. Ellis called the public hearing to order at 7:30 pm

Mr. McCormick stated that he doesn't like houses on agricultural property so if he can't sell it he will tear it down.

Mr. Schroeder wants to buy it and rent it. He owns several rental properties.

Mr. Wolcott inquired about the septic. No one seemed to know where it was. Mr. Schroeder assumed it wasn't in the field.

Mr. Ellis said that Mrs. Falkner would let them know the board's decision either by email or mail.

**Resolution:** At 7:40 pm Mr. Ellis moved to close the public hearing, Mr. Connolly seconded.

Vote:

Yes: 5

No: 0

Mr. McCormick and the Schroeders left.

Mr. Peter said if the house isn't tore down it would mean more tax money for the town. He had a conversation with Mr. Deming that we may need to revisit 3 acre minimum in agricultural zones.

Mr. Wolcott asked if it was 3 acres in all of York.

Mr. Peter said that in agricultural residences were 40,000 sq. ft or 100x400 and smaller in hamlet residential. He recommended Mr. Wolcott get a copy of the Zoning and become familiar with it.

Mr. Peter said that the county would need to see this before a decision was made because it's within 500 ft. of agriculture. The next meeting is May 12 for the county.

A meeting was scheduled for **May 18 at 7 p.m. at York Firehall** for a decision on this variance.

**Resolution:** Mr. Connolly moved to close the hearing at 8 pm. Mr. Sturm seconded.

Vote:

Yes: 5

No: 0

Respectfully submitted  
Donna Falkner