



**Public Hearing Notice**  
**Planning Board**  
**Thursday, February 17, 2022**  
**7:00 PM**

The York Planning Board will hold a public hearing regarding proposed Ordinance amendments as follows:

1. Article 8-Shoreland Overlay District (Docks in the Resource Protection Subdistrict)

Virtual meetings are allowed pursuant to 1 M.R.S. § 403-B and per adoption of the "Remote Participation Policy" by the York Board of Selectmen on October 18, 2021.

Allow your computer to install the free Zoom app to get the best meeting experience.

**ZOOM MEETING/WEBINAR INSTRUCTIONS**

You may join a Zoom webinar

When: Feb 17, 2022 07:00 PM Eastern Time (US and Canada)

Topic: Planning Board Meeting/Hearing

To Join the Zoom Webinar Please Click the Following:

<https://us02web.zoom.us/j/87695655771>

Webinar ID: 876 9565 5771

For contributing public comments during the public hearing portion of the agenda, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit \*9. You will be unmuted by the host when it is time for public comment/input.

**To join the webinar via a phone call you may do so by utilizing the following phone numbers:**

Or iPhone one-tap:

US: +13017158592,,87695655771# or +13126266799,,87695655771#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

International numbers available: <https://us02web.zoom.us/j/87695655771>

Printed copies of the proposed amendment (draft document dated January 28, 2022) are also available with the Town Clerk at the Town Hall.

Public comments will be taken for each amendment scheduled for public hearing. Written comments may also be submitted to the Planning Board via mail or emailed to Dylan Smith at [dsmith@yorkmaine.org](mailto:dsmith@yorkmaine.org) in advance of the meeting.

# **Proposed Ordinance Amendments**

to be considered at a

## **May 2022 Special General Referendum**

### Amendment

1. Article 8-Shoreland Overlay District (Docks in the Resource Protection Subdistrict)

**Draft Amendment to be voted in May 2022**

DRAFT – January 28, 2022

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## **Amendment #**

### **ARTICLE 8-SHORELAND OVERLAY DISTRICT**

*(Docks in the Resource Protection Subdistrict)*

**Ballot Language:** The following language would appear on the ballot:

#### Article X

The Town hereby ordains to amend the **Zoning Ordinance**, specifically amending: Article 8, Shoreland Overlay District.

Statement of Fact: The purpose of this amendment is to modify Article 8, Shoreland Overlay District by clarifying where docks are permitted and prohibited in areas of Resource Protection that are established in the current Town adopted Shoreland Overlay District Map.

**Amendment:** Amend Article 8, specifically section 8.2.1.C Resource Protection Subdistrict, as follows:

#### **8.2.1.C Resource Protection Subdistrict**

##### **Miscellaneous Use Category (Res. Protection Shoreland)**

- Filling or Other Earthmoving Activities – Shoreland Permit from the CEO is required.
- Piers, Docks, Wharves, Breakwaters, Causeways, Bridges and Other Structures and Uses Extending Over or Below the Normal High Water Line or Within a Wetland- *Docks are prohibited in the areas of Resource Protection established by the Shoreland Overlay District Map per §3.8.2.a.3, specifically meaning areas shown in green on the Shoreland Overlay District Map, but are permitted in all other areas of Resource Protection. In short, docks are permitted in the water. All other uses in this category are prohibited in all areas of Resource Protection Subdistrict.*
- Road and Driveway Construction – Permitted only as per provisions of §8.3.8.5.
- Land Management Road – Permitted only as per provisions of §8.3.8.5.
- Structures Accessory to Permitted Use – If the principal structure or principal use is a dwelling unit, an accessory structure shall not have cooking facilities and shall not have more than one of the following: living facilities, sanitary facilities or sleeping facilities. Also, requires a Special Use Permit per §18.2.7, except that only the conditions of §18.2.7.c through §18.2.7.f shall apply.

**Draft Amendment to be voted in May 2022**

DRAFT – January 28, 2022

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- Accessory Uses Customarily Incident to Allowed Uses – Shoreland Permit from the Planning Board required.
- EXPRESSLY PROHIBITED: ~~Piers, Docks, Wharves, Breakwaters, Causeways, Bridges and Other Structures and Uses Extending Over or Below the Normal High Water Line or Within a Wetland~~; Flea Markets; Casino; Mortuary, Undertaking or Funeral Establishment; Place for Exhibition, Lettering or Sale of Gravestones; Head Shop; Obscene Exhibitions; Dumps; Billboards; Medium-Scale Ground-Mounted Solar Energy System; Large-Scale Ground-Mounted Solar Energy System; All Other Uses.

Recommended by the Planning Board:

Recommended by the Board of Selectmen: