

**Planning Board Meeting Minutes**  
**Thursday, December 11, 2025; 7:00 P.M.**  
**York Library Community Room**

**1. Call to Order; Determination of Quorum; Appointment of Alternates**

Chair David Woods II called the meeting to order at 7:00 p.m. A quorum was established with five voting members: Chair David Woods, Vice Chair Pete Smith, Board Secretary Gail Billet, Wayne Boardman, and Steve Friedman. Alternates Mark Cartier and Crystal Tenney were absent. Director of Planning Dylan Smith and Town Planner Brendan Summerville represented the Town Hall staff. Patience G. Horton served as the recording secretary, working remotely via Town Hall Streams. Votes were taken by roll call.

The purpose of this meeting was to hold public hearings on eight proposed zoning ordinance amendments and two site plan/subdivision amendments, and to vote on submitting the amendments to the Selectboard.

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**2. Field Changes**

No field changes had been submitted.

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**3. Public Forum**

David Woods opened and closed the Public Forum, but no one came forward to speak.

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**4. Zoning and Site Plan Public Hearings**

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**Article 3, Establishment of Zoning Districts**

- Motion: Wayne Boardman moved to open the public hearing for Article 3, Establishment of Zoning Districts. Pete Smith seconded the motion. Without further discussion, the motion carried 5-0.

**Katelyn Gregory**, of One Moulton Lane, opposes “opening the door” to large-scale mixed-use development in her neighborhood.

**Peter Stockless**, of Woodbridge Road, does not want to see a building like Bristol Point there. The zone permits stores, but none are there.

**Bess Kiernan**, of Five Moulton Lane, opposes the zoning change and the potential loss of the neighborhood's residential character.

Without objection, David Woods closed the public forum.

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**Article 15, Parking**

- Motion: Wayne Boardman moved to open the public hearing for Article 15, Parking. Pete Smith seconded the motion. Without further discussion, the motion carried 5-0.

No one came forward to speak. Without objection, David Woods closed the public hearing.

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**Article 4, Use Regulations**

- Motion: Wayne Boardman moved to open the public hearing for Article 4, Use Regulations. Pete Smith seconded the motion. Without further discussion, the motion carried 5-0.

No one came forward to speak. Without objection, David Woods closed the public hearing.

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**Article 2, Definitions**

- Motion: Wayne Boardman moved to open the public hearing for Article 2, Definitions. Pete Smith seconded the motion. Without further discussion, the motion carried 5-0.

No one came forward to speak. Without objection, David Woods closed the public hearing.

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**Article 10-I, York Beach Greenway District**

- Motion: Wayne Boardman moved to open the public hearing for Article 10-I, York Beach Greenway District. Pete Smith seconded the motion. Without further discussion, the motion carried 5-0.

No one came forward to speak. Without objection, David Woods closed the public hearing.

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**Article 5, Dimensional Regulations**

- Motion: Wayne Boardman moved to open the public hearing for Article 5, Dimensional Regulations (roof height). Pete Smith seconded the motion. Without further discussion, the motion carried 5-0.

No one came forward to speak. Without objection, David Woods closed the public hearing.

**Article 5 (§5.1.4), Dimensional Regulations**

- Motion: Wayne Boardman moved to open the public hearing on Article 5, Dimensional Regulations in the Setback. Pete Smith seconded the motion. Without further discussion, the motion carried 5-0.

No one came forward to speak. Without objection, David Woods closed the public hearing.

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**Article 12, Historic and Archeological Resources**

- Motion: Wayne Boardman moved to open the public hearing on Article 12, Historic and Archeological Resources. Pete Smith seconded. Without further discussion, the motion carried 5-0.

No one came forward to speak. Without objection, David Woods closed the public hearing.

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**Article 10-H, Outdoor Lighting Ordinance**

- Motion: Wayne Boardman moved to open the public hearing on Article 10-H, Outdoor Lighting Ordinance. Pete Smith seconded. Without further discussion, the motion carried 5-0.

No one came forward to speak. Without objection, David Woods closed the public hearing.

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**Site/Sub Section 2.3 (regarding fees)**

- Motion: Pete Smith moved to open the public hearing on Site Plan and Subdivision Regulation §2.3 (regarding fees). Gail Billet seconded the motion. Without further discussion, the motion carried 5-0.

No one came forward to speak. Without objection, David Woods closed the public hearing.

**Site/Sub Sections 6.3.3-A and 6.4.20 (regarding vertical datum requirements)**

- Motion: Wayne Boardman moved to open the public hearing on Site Plan and Subdivision Regulations Sections 6.3.3-A and 6.4.20 regarding vertical datum requirements. Gail Billet seconded the motion. Without further discussion, the motion carried 5-0.

No one came forward to speak. Without objection, David Woods closed the public hearing.

That concludes 10 public hearings.

Voting on moving the amendments to the Selectboard follows.

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**Article 12, Historic and Archeological Resources**

The Board discussed Article 12, Historical and Archaeological Resources, regarding the HDC's proposed property tax refund policy. HDC Chair Scott Stevens spoke, and the article was tabled for further review.

- Motion: Pete Smith moved to table Article 12, Historical and Archaeological Resources. Gail Billet seconded. Without further discussion, the motion carried 5-0.

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**Article 3, Establishment of Zoning Districts.**

Appearing For Axholme Road                      Tim DeCoteau, Planning Consultant  
Peter Foster, Stage Neck Inn

Tim DeCoteau explained his request to the Board to change the zoning for YVC-2 and expand the zone to include Axholme Road. The Board discussed the impact.

- Motion: Pete Smith moved to forward the amendment to Article 3, regarding the establishment of zoning districts, to the Selectboard as written. The amendment expands YVC2 to include a property that joins York Street and Six Axholme Road, Map/Lot 0050-0086. Gail Billet seconded the motion. Without further discussion, the motion carried 3-2, with Pete Smith and Steve Friedman opposing.

**Article 3, Establishment of Zoning Districts**

The Board discussed Article 3, Establishment of Zoning Districts, to amend the zoning of the public spaces at the Blinn house and former police station sites to CD-4.

- Motion: Pete Smith moved to forward the amendment request to Article 3, Zoning Districts, to change the CS zone within the York Beach Greenway District to CD-4, as described at this meeting, to the Selectboard. Gail Billet seconded. Without further discussion, the motion carried 5-0.

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**Article 5, Dimensional Regulations, in response to a request from the School Committee.**

Visiting For the School Committee    Tim Doak, Superintendent of Schools

School Superintendent Tim Doak explained that the overall decline in the student population is being addressed through school consolidation. They plan to add a wing to the High School and raise it to 45 feet to accommodate a proposed third floor.

- Motion: Pete Smith moved to forward the proposed amendment to Article 5, Dimensional Regulations, regarding public school buildings in the Town of York that do not exceed 50 feet in height, to the Selectboard. Wayne Boardman seconded the motion. Without further discussion, the motion carried 5-0.

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**Article 15, Parking.** This amendment complies with a state requirement.

- Motion: Pete Smith moved to forward Article 15 regarding parking to the Selectboard for their consideration, as outlined in this document. Gail Billet seconded. Without further discussion, the motion carried 5-0.

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**Article 4, Use Regulations,** which allows smaller restaurants.

- Motion: Pete Smith moved to forward the proposed amendment to Article 4, Use Regulations, to the Selectboard. The amendment removes the minimum seating requirement for restaurants in RES-7. Gail Billet seconded. The motion carried 5-0.

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**Article 2, Definitions,** to include lodging homes, tourist homes, and tiny homes. The Selectboard would like to see the separate issues on separate ballots.

- Motion: Pete Smith moved to forward the amendment to Article 2, Definitions, as amended during this meeting, to the Selectboard for their review. Steve Friedman seconded. The motion carried 5-0.

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**Article 10-I, York Beach Greenway District.** An edit was made to the building count.

- Motion: Pete Smith moved to forward the Amendment to Article 10-I, York Beach Greenway District, regarding the number of principal buildings on a lot, as revised at this meeting, to the Selectboard. Wayne Boardman seconded. Without further discussion, the motion carried 5-0.

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**Article 5, Sections 5.1.4, 5.1.1, and 5.1.5.2, Dimensional Regulations.**

- Motion: Pete Smith moved to forward the proposed revisions to Article 5, Dimension Regulations, as written, to the Selectboard.

He withdrew the motion. It had not been seconded.

- Pete Smith moved to forward the revisions to Article 5.1.4, 5.1.1, and 5.1.5.2 regarding Dimensional Regulations, as written, to the Selectboard. Gail Billet seconded the motion. Without further discussion, the motion carried 5-0.

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**Article 10-H, the Outdoor Lighting Ordinance.** The wording was revised. It pertains to photometric plans.

- Motion: Pete Smith moved to forward the proposed amendment to Article 10-H, Outdoor Lighting Ordinance, with changes proposed by the Planning Department, to

the Selectboard. Gail Billet seconded the motion. Without further discussion, the motion carried 5-0.

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The two Site Plan and Subdivision Regulations, Sections 2.3 (fees) and 6.3.3-A, 6.4.20 (vertical datum), must have one additional public hearing before they are forwarded.

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**New Business**

1. The Board discussed meeting dates with staff.  
Not all locations have been confirmed.

Monday, January 5 (Applications in the Community Room)  
Thursday, January 22, (Workshop in Town Hall)  
Thursday, February 12 (Workshop)  
Thursday, February 19 (Applications)

2. Wayne Boardman raised the need to define long-term transient occupancy.
3. Dylan Smith noted that a land-use subcommittee should be formed.

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**Adjourn: 9:50**