

Planning Board Meeting Minutes
Thursday, January 22, 2026; 7:00 P.M.
Town Hall Conference 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, who arrived at 7:33 P.M. Alternates Crystal Tenney and Mark Cartier were present. Director of Planning Dylan Smith and Town Planner Brendan Summerville represented the Town Hall staff. Patience Horton served as the recording secretary, working remotely via an audio recorder. Votes were taken by roll call.

2. Field Changes

There were no field changes.

3. Public Forum

David Woods opened and closed the Public Forum. No one spoke.

4. Public Hearings

A. Site Plan and Subdivision Regulations

- Motion: Pete Smith moved to open the public hearings on the Site Plan and Subdivision Regulations. Gail Billet seconded. Without further discussion, the motion carried 4-0. Steve Friedman had not arrived.

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

1. Section 2.3 (Regarding Fees)

This Site Plan and Subdivision amendment was reviewed and edited. The new fees were based on a cost comparison with other communities and an evaluation of how fees have correlated with inflation over the past 20 years. Given the substantial changes, the matter will be posted for another hearing.

2. Sections 6.3.3-A, 6.4.20 (Regarding Vertical Datum Requirements)

This Site Plan and Subdivision amendment, Vertical Datum, was discussed and revised. Due to the multiple revisions, the matter will be posted for another hearing.

5. Discussion

A. Representation to Selectboard Meeting for January 26, 2026

The following Zoning ordinance amendments, which have already been forwarded to the Selectboard, will be presented at the upcoming Selectboard meeting.

- Article 3, Zoning Districts (Expand YVC-2 and Establish CD-4)
- Article 15, Parking (State Requirements)
- Article 4, Use regulations (Restaurant Seating)
- Article 2, Definitions (Lodging, Tourist, and Tiny Homes)
- Article 10-I, York Beach Greenway District (Number of Dwellings per Lot)
- Article 5, Dimensional Regulations (Roof Height and Regulations in the Setback)
- Article 12, Historic and Archeological Resources (HDC Tax Credit)
- Article 10-H, Outdoor Lighting Ordinance (Fixtures)

B. Formation of a Future Land Use/Ordinance and Regulation Sub-committee

The Comp Plan calls for a formal subcommittee of the Planning Board to meet once or twice a month to develop a future land-use policy. Four members volunteered for the subcommittee.

C. State Housing Law 1829

LD 1829 amends the laws governing housing density. The State has new rules for the number of dwellings in a subdivision, the number of units per lot within and outside the growth area, and how the presence or absence of public water and sewer affects the potential number of units on a lot.

D. Ordinance Initiatives for November 2026

Dylan Smith discussed the November ordinance initiatives, including the Use Table Definitions, the Intercoastal Floods and Hazards Overlay, and the Conservation Subdivision ordinance.

6. Other Business

An applicant wants to present two preliminary designs to help decide which to pursue.

7. Minutes

Not reviewed.

8. Adjourn

9:20 P.M.