

**Planning Board Meeting Minutes
Thursday, April 9, 2026; 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, and Board Secretary Gail Billet; alternates Mark Cartier and Crystal Tenney were appointed as voting members. Wayne Boardman and Steve Friedman were absent. Peter Smith left the meeting at 8:45 P.M. 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 Town Hall Streams. 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 was in attendance; no one stepped forward to speak.

4. Discussion

A. Future Land Use & Ordinance Subcommittee

The Comprehensive Plan calls for evaluating and rezoning districts as an immediate action item.

The Future Land Use & Ordinance Subcommittee addresses this. A kickoff meeting was held, and the Charter, the Permitted Principal Use Table, and housing data were included in the discussion.

Meeting dates and times were set for the first and third Tuesdays, from 8:30 to 10:00 A.M., in the public conference room at Town Hall. David Woods was appointed Chair; Wayne Boardman, Vice Chair; and Steve Friedman, Recording Secretary.

B. York Zoning Ordinance Article 4—Permitted Use Tables

The new Permitted Use Table will refine and build upon the previous tables and definitions. It will be updated to support more modern, streamlined uses, with definitions presented in a table. Tonight, the Planning Board shared their thoughts during a general discussion and offered input on the use categories. The Future Land Use & Ordinance Subcommittee will address these matters in greater detail.

C. LD1829 Amendment Updates

LD1829 allows four to five units on 5,000 square feet, which is 2.5 times the base density. The Board is considering it as an ordinance amendment for the November referendum. Dylan Smith said it is an easy change to the Workforce Affordable Housing Overlay.

D. Findings from the Selectboard Housing Workgroup

LD1829 and data collection will be important for evaluating housing needs. Brendan Summerville presented a detailed slideshow of “compelling” data trends compiled by Brendan Summerville for the Selectboard Housing Workgroup. These trends differ from national averages.

5. Minutes

- Motion: Crystal Tenney moved to approve the Planning Board Minutes of March 26, 2026, as amended. Gail Billet seconded. Without further discussion, the motion passed unanimously, 5-0. (Pete Smith was present.)

6. Other Business

A. Review of the Findings of Fact for the 294 York Street Site Plan Amendment

- Motion: Crystal Tenney moved to authorize the Chair to sign the Findings of Fact for the application for the 294 York Street Site Plan Amendment, Map/Lot 0050-0122. Gail Billet seconded. Without further discussion, the motion passed 4-0. (Pete Smith had left.)

B. The deadlines for the November 2026 general referendum are approaching. The final public hearings are in May and June, before the items are forwarded to the Selectboard in July.

C. Dylan Smith has been working with the HDC and the Town Attorney on the property tax refund policy. They will bring the amendment back to the Planning Board soon for evaluation and hearings.

D. 7. Adjourn

David Woods adjourned the meeting at 10:23 P.M.

The next Planning Board meeting is scheduled for Thursday, April 23, 2026, at 7:00 P.M.