

**SELECTBOARD
MEETING MINUTES
6:50 PM/7:00 PM MONDAY, FEBRUARY 23, 2026
YORK PUBLIC LIBRARY
TOWN HALL STREAMS, CH. 3**

6:50 PM - Interview

1. William Goodwin - Conservation Commission, Regular member

Call to Order - 7:00 PM

Pledge of Allegiance

Regular Meeting

Present: Chair Todd A. Frederick, Vice Chair Robert E. Palmer, Marla Johnson, Mary-Anne Szeniaowski, Marilyn McLaughlin (on Zoom)

Others Present: Town Manager Peter Joseph, HR Director and Deputy Town Manager Kathryn Lagasse (on Zoom), Planning Director Dylan Smith, Planning Board Chair David Woods (on Zoom), Superintendent of Public Works Tim DePerrio and members of the public

A. Consent Agenda

1. February 9, 2026 Minutes
2. Business License Renewals
 - Frankie and Johnny's
 - The York River Landing

Moved by Marla Johnson seconded by Robert Palmer to accept the Consent agenda with amendments. On pg. 5 in the minutes, Section M, Joe Caldwell should be spelled Joe Colwell. Vote 5-0, motion passes.

B. Chair's Report

Discussed about having the meeting with the weather conditions. We also added Zoom. Todd also thanked DPW in regard to the roads.

C. 1. Town Manager's Report

- Candidate's night will be held April 10th at 6 pm at the Library in the Community room
- We will have a report tonight from the Police Dept. on the Flock cameras

2. Treasures Report

- Discussion only. Please put comma's in the report. Should have a meeting with the Town Treasurer once a year.

D. Awards

1. Paving Award

Moved by Marla Johnson seconded by Marilyn McLaughlin to extend the 2025 paving contract with Libby Scott Inc for one year at the quoted prices. I also move to authorize the Public Work Department to hire other qualified paving contractors for supplemental and other paving services. Vote 5-0, motion passes.

E. Reports

F. Citizens' Forum

- Katelyn Gregory
- Daniel DiMarzo
- Patricia Vallee (read by Town Manager)
- Michelle Webber (read by Town Manager)
- James Smith (read by Town Manager)
- Karen Tabora (read by Town Manager)

G. Public Hearings

1. New Business Licenses (change of owner)

- Bamboo Garden Restaurant

Moved by Marla Johnson to open the public hearing. Without objection so ordered.

Public Comment:

- None

Moved by Todd A. Frederick to close the public hearing. Without objection so ordered.

- The Lighthouse Inn and Carriage House

Moved by Marla Johnson to open the public hearing. Without objection so ordered.

Public Comment:

- None

Moved by Todd A. Frederick to close the public hearing. Without objection so ordered.

2 Zoning Ordinances

1. Article 3 Establishment of Zoning Districts

Moved by Marla Johnson to open the public hearing. Without objection so ordered.

Public Comment:

- Tim DeCoteau

Moved by Todd A. Frederick to close the public hearing. Without objection so ordered.

2. Article 3 Establishment of Zoning Districts

Moved by Marla Johnson to open the public hearing. Without objection so ordered.

Public Comment:

- None

Moved by Todd A. Frederick to close the public hearing. Without objection so ordered.

3. Article 15 Parking

Moved by Marla Johnson to open the public hearing. Without objection so ordered.

Public Comment:

- None

Moved by Todd A. Frederick to close the public hearing. Without objection so ordered.

4. Article 4 Use Regulations

Moved by Marla Johnson to open the public hearing. Without objection so ordered.

Public Comment:

- None

Moved by Todd A. Frederick to close the public hearing. Without objection so ordered.

5. Article 2 Definitions

Moved by Marla Johnson to open the public hearing. Without objection so ordered.

Public Comment:

- None

Moved by Todd A. Frederick to close the public hearing. Without objection so ordered.

6. Article 2 Definitions

Moved by Marla Johnson to open the public hearing. Without objection so ordered.

Public Comment:

- None

Moved by Todd A. Frederick to close the public hearing. Without objection so ordered.

7. Article 10-I York Beach Greenway District
Moved by Marla Johnson to open the public hearing. Without objection so ordered.

Public Comment:

- None

Moved by Todd A. Frederick to close the public hearing. Without objection so ordered.

8. Article 5 Dimensional Regulations
Moved by Marla Johnson to open the public hearing. Without objection so ordered.

Public Comment:

- None

Moved by Todd A. Frederick to close the public hearing. Without objection so ordered.

9. Article 5 Dimensional Regulations
Moved by Marla Johnson to open the public hearing. Without objection so ordered.

Public Comment:

- None

Moved by Todd A. Frederick to close the public hearing. Without objection so ordered.

10. Article 10-H Outdoor Lighting Ordinance
Moved by Marla Johnson to open the public hearing. Without objection so ordered.

Public Comment:

- None

Moved by Todd A. Frederick to close the public hearing. Without objection so ordered.

3. Parking Permit Program
Moved by Marla Johnson to open the public hearing. Without objection so ordered.

Public Comment:

- None

Moved by Todd A. Frederick to close the public hearing. Without objection so ordered.

4. Municipal Solid Waste Ordinance

Moved by Marla Johnson to open the public hearing. Without objection so ordered.

Public Comment:

- None

Moved by Todd A. Frederick to close the public hearing. Without objection so ordered.

5. Traffic Safety Ordinance

Moved by Marla Johnson to open the public hearing. Without objection so ordered.

Public Comment:

- None

Moved by Todd A. Frederick to close the public hearing. Without objection so ordered.

6. Harbor Ordinance

Moved by Marla Johnson to open the public hearing. Without objection so ordered.

Public Comment:

- None

Moved by Todd A. Frederick to close the public hearing. Without objection so ordered.

H. Endorsements

1. New Business License (change of owner)

- Bamboo Garden Restaurant
- The Lighthouse Inn and Carriage House

Moved by Robert Palmer seconded by Marla Johnson to approve the following licenses:

- Bamboo Garden Restaurant (change of owner)
- The Lighthouse Inn and Carriage House (change of owner)

All subject to taxes, fees and inspections being current and compliant with the usual noise stipulations. Vote 5-0, motion passes.

I. Old Business

1. Zoning Ordinances

1. Article 3 Establishment of Zoning Districts

2. Article 3 Establishment of Zoning Districts
3. Article 15 Parking
4. Article 4 Use Regulations
5. Article 2 Definitions
6. Article 2 Definitions
7. Article 10-I York Beach Greenway District
8. Article 5 Dimensional Regulations
9. Article 5 Dimensional Regulations
10. Article 10-H Outdoor Lighting Ordinance

Moved by Robert Palmer seconded by Marla Johnson to not move

1. Article 3 Establishment of Zoning Districts (Regarding expansion of the YVC-2 District) to the ballot in May 2026. Vote 5-0, motion passes.

Moved by Robert Palmer seconded by Marla Johnson to place

2. Article 3 Establishment of Zoning Districts (Regarding changing a portion of the CS District to a CD-4 District) on the May 2026 Special General Referendum ballot. Vote 5-0, motion passes.

Moved by Marla Johnson seconded by Marilyn McLaughlin to move

3. Article 15 Parking to the ballot in May 2026. Vote 5-0, motion passes.

Moved by Robert Palmer seconded by Marla Johnson to move

4. Article 4 Use Regulations to the ballot in May 2026. Vote 5-0, motion passes.

Moved by Robert Palmer seconded by Marla Johnson to move

5. Article 2 Definitions (Regarding modification to existing definitions of "Lodging Home/Tourist Home/Inn" and "Lot Line, Front") to the ballot in May 2026. Vote 5-0, motion passes.

Moved by Robert Palmer seconded by Marilyn McLaughlin to move

6. Article 2 Definitions (Regarding adding new definitions of "Tiny Home" and "Pool House") to the ballot in May 2026. Vote 5-0, motion passes.

7. Article 10-I York Beach Greenway District Discuss at March Selectboard meeting.

Moved by Mary-Anne Szeniewski seconded by Robert Palmer to move

8. Article 5 Dimensional Regulations (Regarding allowing a Maximum Building Height of 50' for York Public Schools) to the May ballot with the following amendments - under 5.1.5.14 and remove the strike off that begin with

auditoriums and end with feet and add the language maximum building height for the Town of York Public High School located at 1 Robert Stevens Drive shall not exceed 50' provided the applicant demonstrates that the increase in height limit within the base zone is integral to the functional and technical purposes of the building has demonstrated by registered design professional. Vote 4-1, motion passes. Marilyn McLaughlin opposed.

Moved by Marla Johnson seconded by Marilyn McLaughlin to move

9. Article 5 Dimensional Regulations (Regarding redundancy with structure setback exceptions, state spite fencing laws, And roof overhang coverings) to the ballot in May 2026. Vote 5-0, motion passes.

Moved by Marla Johnson seconded by Marilyn McLaughlin to move

10. Article 10-H Outdoor Lighting Ordinance to the ballot in May 2026. Vote 5-0, motion passes.

2. Parking Permit Program

Moved by Robert Palmer seconded by Marla Johnson to amend the Parking Permit Program to increase the resident parking permit from \$40.00 to \$60.00 and the Senior Citizen rate from \$20.00 to \$30.00 and to create a nonresident fee of \$80.00 and to extend the enforcement period from April 15th to October 31st and add York Harbor from Norwood Farms Road to Varrell Lane to authorized parking zones. Vote 4-1, motion passes. Mary-Anne Szeniewski opposed.

3. Harbor Ordinance

Moved by Robert Palmer seconded by Marla Johnson to send the proposed Harbor Ordinance Amendment to the May 2026 Special General Referendum Warrant. Vote 5-0, motion passes.

4. Traffic Safety Ordinance

Will bring back to another meeting.

5. Municipal Solid Waste Ordinance

Moved by Marla Johnson seconded by Robert Palmer to place the Municipal Solid Waste Ordinance as amended on the May 2026 Special General Referendum. Vote 5-0, motion passes.

J. New Business

1. Review of Warrant Articles

Discussion only.

2. Board and Committee Actions

Moved by Marla Johnson seconded by Marilyn McLaughlin to appoint Bill Goodwin as a regular member of the Conservation Commission with a term expiring 6/30/2029. Vote 5-0, motion passes.

K. Future Agendas

- Report on Long Sands Culvert
- Report on York Village Fire Department ventilation system
- Public Hearing on Budget and Special General Referendum Warrant
- Public Hearing on a new business license
- Traffic safety ordinance

L. Other Business

M. Citizens' Forum

- Eileen Ceccanti

Adjourn

At 10:33 PM Chair Todd A. Frederick adjourned the meeting. Without objection, so ordered.

Respectfully Submitted,
Diana Janetos

