

## **Findings of Fact, Conclusions of Law, & Decisions**

### **Planning Board, Town of York, Maine**

**April 13, 2017**

Regarding an application  
for: L&L Enterprises, LLC

1376 Route 1

Tax Map/Lot: 0097/18-1

1376 Route 1, York, ME

#### ***A. Findings of Fact:***

1. Street Address: 1376 Route 1, York, Maine
2. Property Ownership: L&L Enterprises, LLC
3. Other Parties: none
4. Existing Uses of the property: Retail & Residential
5. Proposed Use: Commercial & Residential. This is an application to revise an approved Route One site plan to add an attached garage.
6. Base Zone: Route 1-5
7. Overlay Zoning District: None
8. Other relevant regulatory districts: None
9. The following list of materials have been submitted by the Applicant for the record:
  - Planning Board Application
  - Revised site plan
  - Plans for addition.
10. Date on which the Board met to consider the application: April 13, 2017
11. Date on which the Board conducted a public hearing: April 13, 2017
12. Testimony received at public hearing: None

#### ***B. Conclusions of Law***

The York Planning Board has jurisdiction over the application as a revised Route One Site Plan per §4.1.4 and §18.1 of the Zoning Ordinance.

As the site was previously approved for a commercial space and a residence in the back part of the building. In the intervening time changes to the site were made by the previous owner by adding a paved driveway in the North West Buffer. The Board discussed this use and decided this did not affect the existing approval and did require screening on this property line were possible.

The request for the attached garage on the Northern side of the building was approved after discussion.

The Board approved the plan with the added condition stated below.

**C. Decisions:**

1. The application was found complete and accepted for review on April 13, 2017 by a 5-0 vote.
2. No waivers were granted as part of this approval
4. The application was approved at the April 13, 2017 meeting by a 5-0 vote with the following conditions:
  - The condition subsequent that a 6' tall planting or screening be installed along the north west property line between the existing driveway that is currently located in the buffer, and the property line.



**Amy Phalon**  
**Chair – York Planning Board**

April 27, 2017

**Date**