

Findings of Fact, Conclusions of Law, & Decisions

Planning Board, Town of York, Maine

May 11, 2017

Regarding an application
for:

York River Landing
Site Plan Amendment
Map/Lot: 0073-0014-A &
0073-0014
150 US Route 1, York, ME

A. Findings of Fact:

1. Street Address: 150 US Route 1, York, Maine
2. Property Ownership: 150 US Route One, LLC
3. Other Parties: Maine Coast Company
4. Existing Uses of the property: Restaurant
5. Proposed Use: Restaurant.
6. Base Zone: Route 1-2
7. Overlay Zoning District: Shoreland
8. Other relevant regulatory districts: Limited Residential
9. The following list of materials has been submitted by the Applicant for the record:
 - Planning Board Application and project narrative
 - Preliminary Article 6.3 and Article 6.4 Final Plan Checklists
 - Town department review letters / emails
 - Proposed Drainage Report and Drainage Plans, dated 3/17, revised 5/11/17
 - Proposed Site Plans, sheets L1, L2, L3 and L4, dated 3/29/17, Sheet L1 revised 5/11/17, Sheet L2, L3 & L4 revised 5/9/17. (revision is to address approval conditions and add engineering seal)
 - Building Elevation Plans for Pavilion, Sheets not numbered, prepared by Center Hill Barns, dated 3/27/17
 - 2014 Approved Site Plans for project, signed 6/14/14
 - Waiver requests
10. Date on which the Board met to consider the application: May 11, 2017
11. Date on which the Board conducted a public hearing: May 11, 2017
12. Testimony received at public hearing: None

B. Conclusions of Law

The Town of York Zoning Ordinance and Site Plan and Subdivision Regulations are applicable to this Site Plan application. The York Planning Board has jurisdiction over the application per Article 2 – Authority, and jurisdiction over the review and approval process per Article 5 – Application Procedure, both of the Site Plan and Subdivision Regulations of the Town of York.

The site was previously approved for a restaurant use. The proposed site plan amendment is for a seasonal 950 sf pavilion building, 11,100 sf of additional parking to the North West of the property, revisions to the existing entrance to improve traffic safety and to offset shoreland impacts.

The Planning Board found the application in compliance with §1.2 of the Site and Subdivision regulations and all applicable portions of the Zoning ordinance, including §4, §6.3, and §15, with the following exceptions:

The board conditioned the approval of the application as stated below to address these issues.

C. Decisions:

1. The application was found complete and accepted for review on May 11, 2017 by a 5-0 vote.
2. Waiver for Section 6.3.11 for landscaped buffer islands was granted by the Planning Board.
3. The application was approved at the May 11, 2017 meeting by a 5-0 vote with the following conditions:
 - Applicant to provide Licensed Plumbing Inspector review to Code Enforcement
 - Final approval from Town Engineer on Stormwater Management (Approved via email on 5/9/17)

Amy Phalon
Chair – York Planning Board

Date