

**York Planning Board Meeting**  
**Thursday, May 25, 2023; 7:00 P.M.**  
**York Public Library**

**1. Call to Order; Roll Call; Determination of Quorum; Appointment of Alternates**

Chair Wayne Boardman called the meeting to order at 7:00 P.M. A quorum was determined with four members voting: Chair Wayne Boardman, Vice Chair David Woods II, Board Secretary Pete Smith and Meredith Goodwin. Brian Trafton was absent. Land Use Planner DeCarlo Brown represented Town Hall staff. Chris Di Matteo served as peer reviewer. Patience Horton was the recording secretary working remotely from Town Hall Streams. Votes were taken via roll call.

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**2. Field Changes**

**Workforce Housing Development, 5 Hannaford Drive  
Tax Map 53, Lot 24. Applicant JRH Development**

For the applicant: Bryan Sutherlin, Beals Associates

The field change was for the stormwater management plan into the Hannaford supermarket. The only difference from the original design is the device type.

- Motion: Pete Smith moved to approve the field change from Workforce Housing, 5 Hannaford Drive, York, Maine, with the conditions that the applicant obtains a permit from DEP and full payment of all fees are paid to the Town of York before final occupancy. With David Woods seconding, there was no further discussion. The motion carried 4-0.

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**3. Public Forum**

No one came forward to speak. Without objection, Wayne Boardman closed the public hearing.

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**4. Application Reviews**

**A. Bristol Pointe 2, 294 York St**

**Map/Lot: 0050-0122; Owner: Dave Lauze—Jefferson Homes Inc.**

**(Site Plan/Subdivision—Final) This application is for the demolition of an existing residence/office building and includes new, mixed-use construction. The building is a two-story building with a basement parking level, commercial space above the parking garage, and eight (8) two-bedroom condo units throughout.**

For the applicant: Chris Duplantis, Project Manager, Weger Architects  
Geoff Aleva, Civil Consultants, Project Engineer

The compliance review letter, as well as all the other plans, are available in the Planning Office or on the Town website.

Chris Di Matteo went over his compliance review letter with the applicant and the Board.

Chris Duplantis asked for additional time to discuss PVC vinyl trim with the Code Officer.

- Motion: Pete Smith moved to waive the 17-day rule regarding submission of the application materials for the application from Bristol Pointe 2. David Woods seconded the motion. Without further discussion, the motion carried 4-0.
- Motion: Pete Smith moved for the Planning Board to approve a wetland permit for Bristol Point 2. Seconded by David Woods, without discussion, the motion carried 4-0.
- Motion: David Woods moved to grant final approval for Bristol Point 2, Jefferson Homes, 294 York St., Tax Map 50, Lot 122, with the following conditions.
  1. That there is a written agreement to share utilities between Bristol Pointe 1 and Bristol Pointe 2 prior to permitting and deeding easements prior to occupancy,
  2. That language is added to the condo documents with regard to trash and recycling along with snow removal in Section 3.2.
  3. That all outstanding fees due to the Town of York will be paid prior to the issuance of the building permit,

With Merredith Goodwin seconding the motion, there was no further discussion. The motion carried 4-0.

**Findings of Fact, Conclusions of Law and Decisions**

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

**Regarding the application for demolition of an existing residence/office building and construction of a new mixed-use building**

**Tax Map 50, Lot 122**

**Applicant, Dave Lauze—Jefferson Homes Inc.**

- Motion: Pete Smith moved to authorize the Chair to sign the Findings of Fact as amended, tonight, as needed. Meredith Goodwin seconded the motion. The motion passed 4-0.

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**B. 242 York St LLC, 242 York St**

**Map/Lot 0050-0114, owned by 242 York Street LLC**

**(Site Plan/Subdivision—Preliminary) This application is for a subdivision and change of use to convert the existing boarding house into an inn on the first and second floors and to install four dwelling units on the third floor. The application also includes other improvements to the building as described in the narrative.**

For the applicant: Ryan McCarthy, Tidewater Engineering  
Jay Prewitt, Owner

Chris Di Matteo went over the compliance review letter with the Board and applicant.

Ryan McCarthy presented a proposed parking plan that the Board accepted.

A construction schedule will be made available during the preconstruction meeting.

- Motion: Meredith Goodwin moved to waive the 17-day requirement regarding submission of the application. David Woods seconded the motion. Without further discussion, the motion passed 4-0.
- Motion: David Woods moved to grant final approval for 242 York St LLC, Tax Map 50, Lot 114 with the following conditions:
  1. That the six parking spaces that are indicated in gray on the plan are removed from the plan prior to the signing of the final plan;
  2. That a note stipulating the addition of parking for construction vehicles will be discussed during the preconstruction meeting; and
  3. That all outstanding fees will be paid to the Town prior to issuance of the building permit.

Seconded by Pete Smith, there was no further discussion. The motion passed 4-0.

**Findings of Fact, Conclusions of Law and Decisions  
Planning Board, Town of York, Maine  
Regarding an application for a mixed-use building  
Map/Lot 0050-0114  
Applicant Jay Prewitt**

- Motion: Pete Smith authorized the Chair to sign the Findings of Fact for a mixed-use building, Tax Map 50, Lot 114, at 242 York Street, as amended. Meredith Goodwin seconded. Without further discussion, the motion carried 4-0.

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**C. Jewett Farms, 55 Witchtrot  
RoadMap/Lot 0089-0043-A, owned by Witchtrot holdings, LLC  
(Site Plan Plan—Preliminary/Final) This application is for a site plan to expand  
the existing wood-working use in order to include one new building and an  
addition to the existing building. The expansion includes related infrastructure.**

Represented by: Wyatt Page, Wyatt Engineering

Being proposed: an 8,000 square foot building to supplement the current use of woodworking and the manufacturing of cabinets. Also desired: a 4,500 square foot addition on the rear of the existing building. Also noted: there will be improved parking as well as improvements to stormwater and grading.

With key documents missing, the application was deemed incomplete. Therefore, the application was treated as a sketch plan.

- Motion: Pete Smith moved not to accept this plan for preliminary or final review, as it needs a landscaping plan and a response letter from the Maine Historic Preservation Commission. Meredith Goodwin seconded the motion. There was no further discussion. The motion passed 4-0.

The Board members proceeded to make suggestions and recommendations for the sketch plan.

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**D. Pine Ledge Subdivision Amendment, Turner Drive  
Map 0099 Lots 0122, 0115, 0103, 0121, 0199, owned by York Housing Authority  
(Amendment) This application is for and amendment to a previously-approved  
plan to remove the requirement of workforce housings from the subdivision.**

This item was removed from the agenda at the applicant's request.

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5. Minutes

There were no Minutes to review.

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6. Other Business

Extra meetings might be held during months when there are five Thursdays—June, August, September, and November.

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7. Adjourn

10:10 P.M.

Respectfully submitted,  
Patience G. Horton

The next meeting is to be held June 8, 2023