



**Agenda**  
**York Historic District Commission**  
**Wednesday, January 2, 2019**  
**5:30 PM**  
**York Public Library**

**Public Comment**

**Review Minutes**

- December 5, 2018

**New Business**

- Kristi Brown, 367 & 369 Pine Hill Road, Map & Lot 0100-0009-F and 0100-0009-G. Determination that the proposed subdivision project site at 367 & 369 Pine Hill Road is not within 500 feet of any known or suspected historical or archaeological resource as identified in Section 6.3.14.A of the Town of York Site and Subdivision Regulations.

**Old Business**

**Other Business**

**Adjournment**

Minutes of the Historic District Commission

York, Maine

Meeting of December 5, 2018

Present:, Kari Laprey, Scott Stevens, Bryce Waldrop

Absent: Kurt Hultstrom

Stevens called the meeting to order at 5:32 pm. Commissioners reviewed the minutes of November 7, 2018. Laprey corrected the spelling of her name. Waldrop moved and Laprey seconded the motion to accept the minutes with that correction. The motion passed unanimously

Stevens raised the application for a Certificate of Appropriateness regarding demolition of the structure at 87 Bald Head Cliff Road, Map 4, Lot 28. Laprey moved to accept the application as submitted for consideration. Stevens opened the meeting for public comment,

Christi Holmes of Gorrill Palmer, civil engineers, spoke for the owner. She said the Cliff House owns the lot. Cliff house has a purchase and sale agreement with Mark Deschenes. The house has been boarded up since Cliff House bought it. Holmes was told it was unsafe to get inside. She showed an aerial view. Discussion ensued of photographs and the house's configuration. Waldrop moved to approve the application without delay, but with a request for the owner's permission for access to document it photographically. Laprey seconded the motion. It passed unanimously

Commissioners discussed Stevens' and Waldrop's experience going before the Appeals Board.

Waldrop presented draft revisions of the application for certificates of appropriateness. Commissioners discussed the possibility of a workshop at the January meeting to go over the proposed changes.

Commissioners agreed that Waldrop should can continue working on arrangements for a possible workshop program for the public on window restoration.

The meeting adjourned at 6:35 pm.



0100-0003  
CLIFF REALTY CORPORATION  
PO BOX 2249  
OGUNQUIT, ME 03907

0003-0019-E  
BRACY DAVID L/MAUREEN W  
PO BOX 534  
CAPE NEDDICK, ME 03902

0002-0041  
COLES ROBERT T  
PO BOX 832  
OGUNQUIT, ME 03907

0100-0009-G  
BEAUCHEMIN ANNE MARIE W  
215 POST ROAD  
GREENLAND, NH 03840

0100-0013  
TURNBULL FREEMAN/TIMOTHY C  
39 SEAVIEW AVENUE  
OGUNQUIT, ME 03907

0100-0014  
WEARE MICHAEL G/PATRICIA L  
380 PINE HILL ROAD  
CAPE NEDDICK, ME 03902

0100-0008  
WEARE WILLIAM H JR  
1705 WOODLAND DRIVE  
BRYAN , TX 77802

0100-0012  
BEVINS PETER M  
PO BOX 53  
OGUNQUIT, ME 03907

0100-0009-E  
OSHAUGHNESSY TENLEY W TRUSTEE  
591 MAIN STREET  
CONCORD, MA 01742

0100-0009-F  
BEAUCHEMIN JOSEPH  
215 POST ROAD  
GREENLAND, NH 03840

0100-0004-X  
STAPLETON MELISSA P  
95 PINE HILL ROAD NORTH  
OGUNQUIT, ME 03907

0003-0019-D  
BRACY DOUGLAS P  
315 PINE HILL ROAD  
CAPE NEDDICK, ME 03902

0100-0003  
CLIFF REALTY CORPORATION  
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OGUNQUIT, ME 03907

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0003-0019-D  
BRACY DOUGLAS P

Sustainable  
Structural  
Mechanical  
Fire Protection  
Electrical  
Civil  
Controls  
Architecture



47A York St  
Portland, Maine  
04101 USA  
colbycoengineering.com

December 11, 2018

York Historic District Commission  
Maine Historic Preservation Commission  
55 Capitol Street, State House Station 65  
Augusta, ME 04333

**Subject: Civil Engineering and Permitting Services – 367 & 369 – York, ME**

To Whom It May Concern,

On behalf of Joseph and Anne Marie Beauchemin, applicant, we have applied to the York Planning Board for subdivision approval of a property located at 367 & 369 Pine Hill Road which consists of 8 lots. There are no wetland impacts on this project.

The documents include:

1. USGS Map
2. Survey/Site Plans
3. Google Map photos: Street View and Aerial included
4. Appraisal-Tax Records

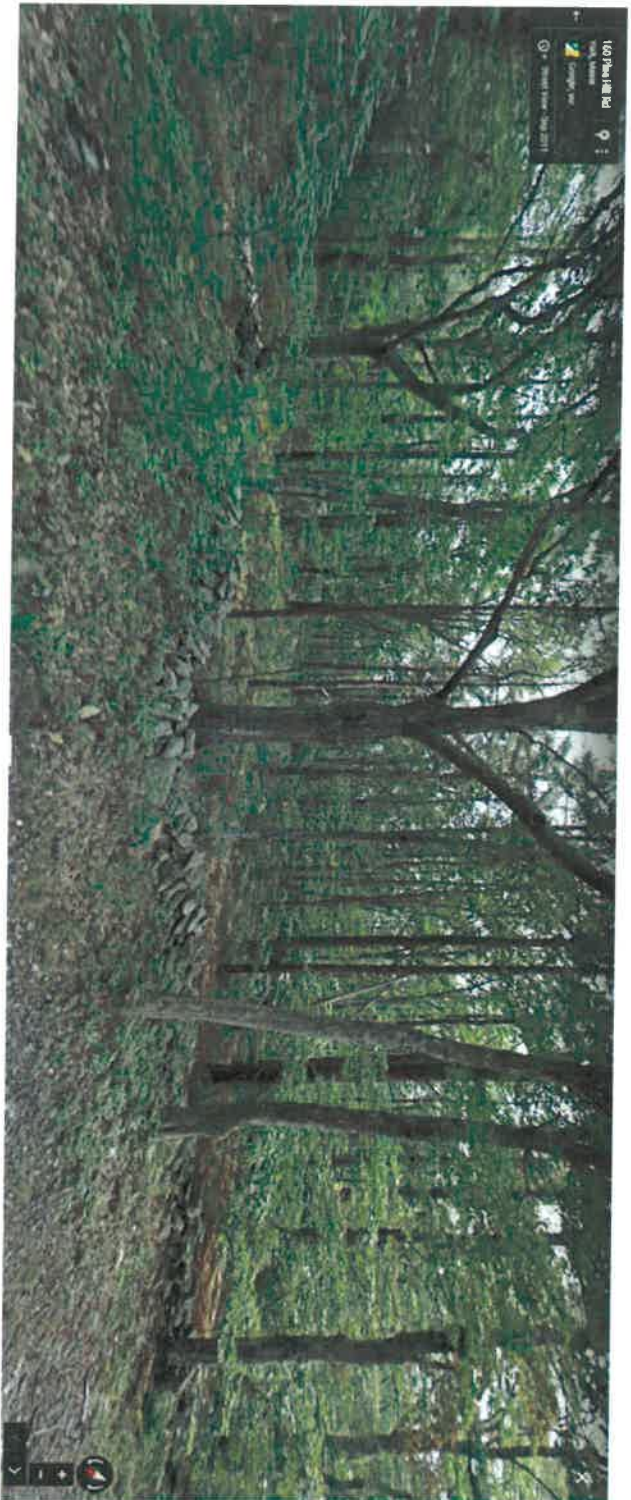
Thank you for your time. Please do not hesitate to reach out if you have any questions or concerns.

Sincerely,

*Kristi Brown*

Kristi Brown, PE  
Colby Co. Engineering  
47A York Street  
Portland, Maine 04101  
207.553.7753 (Main)  
207.707.8553 (Direct)







# 367 PINE HILL ROAD

**Location** 367 PINE HILL ROAD

**Mblu** 0100/ 0009/G / /

**Acct#** 011989

**Owner** BEAUCHEMIN ANNE MARIE W

**Assessment** \$173,300

**Appraisal** \$173,300

**PID** 101983

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$0	\$173,300	\$173,300

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$173,300	\$173,300

## Owner of Record

**Owner** BEAUCHEMIN ANNE MARIE W  
**Co-Owner**  
**Address** 215 POST ROAD  
 GREENLAND, NH 03840

**Sale Price** \$0  
**Certificate**  
**Book & Page** 12581/ 143  
**Sale Date** 02/28/2003  
**Instrument** 1A

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BEAUCHEMIN ANNE MARIE W	\$0		12581/ 143	1A	02/28/2003

## Building Information

### Building 1 : Section 1

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent Good:**  
**Replacement Cost Less Depreciation:** \$0

Building Attributes	
Field	Description

Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Driveway	

### Building Photo



(<http://images.vgsi.com/photos/YorkMEPhotos//default.jpg>)

### Building Layout

(<http://images.vgsi.com/photos/YorkMEPhotos//Sketches/10198>)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

### Extra Features

Extra Features	Legend
No Data for Extra Features	

### Land

#### Land Use

**Use Code** 1300  
**Description** RES ACLNDV MDL-00  
**Zone**  
**Neighborhood** 275  
**Alt Land Appr Category** No

#### Land Line Valuation

**Size (Acres)** 10.74  
**Frontage**  
**Depth**  
**Assessed Value** \$173,300  
**Appraised Value** \$173,300

### Outbuildings

**Outbuildings**

**Legend**

No Data for Outbuildings

**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2017	\$0	\$173,300	\$173,300
2016	\$0	\$161,400	\$161,400
2015	\$0	\$155,400	\$155,400

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2017	\$0	\$173,300	\$173,300
2016	\$0	\$161,400	\$161,400
2015	\$0	\$155,400	\$155,400

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# 369 PINE HILL ROAD

**Location** 369 PINE HILL ROAD

**Mblu** 0100/ 0009/F / /

**Acct#** 008512

**Owner** BEAUCHEMIN JOSEPH

**Assessment** \$174,400

**Appraisal** \$174,400

**PID** 8301

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$0	\$174,400	\$174,400

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$174,400	\$174,400

## Owner of Record

**Owner** BEAUCHEMIN JOSEPH  
**Co-Owner**  
**Address** 215 POST ROAD  
GREENLAND, NH 03840

**Sale Price** \$0  
**Certificate**  
**Book & Page** 12581/ 142  
**Sale Date** 02/28/2003  
**Instrument** 1A

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BEAUCHEMIN JOSEPH	\$0		12581/ 142	1A	02/28/2003
BEAUCHEMIN ANNE MARIE W/JOSEPH	\$0		11558/ 29	1A	04/16/2002
WINKLER ELSIE	\$0		11558/ 28	1A	04/16/2002
WINKLER ELSIE	\$0		3818/ 245		01/01/1900

## Building Information

### Building 1 : Section 1

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent**  
**Good:**

**Replacement Cost  
Less Depreciation:** \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Driveway	

**Building Photo**



(<http://images.vgsi.com/photos/YorkMEPhotos//default.jpg>)

**Building Layout**

([http://images.vgsi.com/photos/YorkMEPhotos//Sketches/8301\\_£](http://images.vgsi.com/photos/YorkMEPhotos//Sketches/8301_£))

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 1300  
**Description** RES ACLNDV MDL-00  
**Zone**  
**Neighborhood** 275  
**Alt Land Appr** No

**Land Line Valuation**

**Size (Acres)** 11.04  
**Frontage**  
**Depth**  
**Assessed Value** \$174,400  
**Appraised Value** \$174,400

**Category**

**Outbuildings**

<b>Outbuildings</b>	<b>Legend</b>
No Data for Outbuildings	

**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2017	\$0	\$174,400	\$174,400
2016	\$0	\$162,400	\$162,400
2015	\$0	\$156,300	\$156,300

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2017	\$0	\$174,400	\$174,400
2016	\$0	\$162,400	\$162,400
2015	\$0	\$156,300	\$156,300

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