

1. Board Of Design Review Meeting Materials

Documents:

BOARD OF DESIGN REVIEW AGENDA\_2021-5-11.PDF  
FOF YORK BEACH SURF CLUB.PDF  
MINUTES YORK BEACH SURF CLUB 21.05.07.PDF



**Public Hearing Notice  
York Board of Design Review  
Tuesday, May 11, 2021  
4:30 PM**

The York Board of Design Review will hold a remote meeting/hearing on Friday, May 11, 2021, at 4:30 p.m. This meeting/hearing will take place using Zoom.

Virtual meetings are allowed using emergency legislation approved by LD 2167; 1 M.R.S. §403A, that authorizes cities and towns to conduct meetings online.

Allow your computer to install the free Zoom app to get the best meeting experience.

**ZOOM MEETING INSTRUCTIONS**

You may join a Zoom webinar.

When: May 11, 2021 04:30 PM Eastern Time (US and Canada)

Topic: Board of Design Review Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84525221789>

For contributing public comments during the public hearing portion of the agenda or application, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit \*9. You will be unmuted by the host when it is time for public comment/input.

**To join the meeting via a phone call you may do so by utilizing the following phone numbers:**

Or One tap mobile:

US: +13126266799,,84525221789# or +19292056099,,84525221789#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

**Webinar ID:** 845 2522 17892178 1267

International numbers available: <https://us02web.zoom.us/j/84525221789>

**To view and listen to the meeting live you may go to the Town of York's homepage or to the following URL on your computer or device:** [https://townhallstreams.com/towns/york\\_meetings](https://townhallstreams.com/towns/york_meetings).

Plans and agenda items can be found on Town of York's homepage and public comments will be taken for each item on the agenda during the estimated allotted time. Written comments should be submitted to the Board of Design Review via mail or emailed to [dsmith@yorkmaine.org](mailto:dsmith@yorkmaine.org) well in advance of the meeting. If you would like to view a paper copy of the application, please call Diana Janetos at 207-363-1000.

## **AGENDA**

- 1. Call to Order; Determination of Quorum**
- 2. Review DRAFT Findings of Fact**
  - A. York Beach Surf Club, 780 York Street  
Map/Lot 0038-0059 owned by York Beach Surf Club LLC  
The intent of this project is to complete interior/exterior building renovations, parking, and landscaping site improvements.
- 3. Other Business**
- 4. Adjourn**

***Findings of Fact, Conclusions of Law, & Decisions***  
***York Harbor Board of Site Design Review***

*Regarding an application for*

**York Beach Surf Club**

***Tax Map 38 Lots 59, 69, 70***

***Findings of Fact***

***Street address:***

780 York Street

***Applicant Name:***

York Beach Surf Club, LLC

***Property ownership:***

Taylor Perkins

***Other parties to the application:***

Tim DeCoteau

***Description of the existing use(s) of the property:***

Beachside Motel

***Description of the proposed use(s) of the property and the nature of the application:***

Beach Resort

***Base zoning district:***

Bus-2

***Overlay zoning district(s):***

Limited Residential Shoreland, Stream Protection

***Other relevant regulatory districts:***

DEP Flood Zone, DEP Sand Dune Zone

***List of materials submit:***

Completed Application Form

Phase 1 - Amendment #2 Summary

Phase 1 Overview including images of proposed improvements

Phase 1 Site Plan (Attar Engineering, Inc., WOW Design Group, Greco Works)

***Date(s) on which the Board met to consider the application:***

May 7, 2021

***Date(s) on which the Board conducted a public hearing on the application:***

May 7, 2021 (No one from the public attended the hearing)

***Brief description of substantive materials and testimony received at the public hearing:***

None

## ***Conclusions of Law***

### ***Board of Site Design Review Jurisdiction***

Town of York Zoning Ordinance Section 18.9 - Site Design Review / Board of Design Review

### ***Board of Site Design Review Approval Criteria***

***Section 18.9.4.1 - Preservation of Landscape***

The Board determined that the landscape plan complied with landscaping requirements.

***Section 18.9.4.2 - Relation of Proposed Buildings to Environment***

The Board determined that, based on the building plans and artist renditions, the proposed motel buildings relate harmoniously with the terrain and existing buildings in the vicinity.

***Section 18.9.4.3 - Drives, Parking and Circulation***

The Board determined that, based on the site plan produced by Attar Engineering, parking and traffic circulation met ordinance requirements, in particular as to the reduction of impervious surface and the improvement in separation of pedestrians from vehicular traffic.

***Section 18.9.4.4 - Surface Water Drainage***

The Board determined that despite long-standing experience with high-levels of storm water in the immediate area, surface water drainage management met ordinance requirements.

***Section 18.9.4.5 - Utility Service***

The Board determined that, based on the Attar Engineering Site Plan, ordinance requirements for utility service and sewage disposal were met.

***Section 18.9.4.6 - Advertising Features***

The Board determined that there were no new advertising features being proposed in this application and that existing signage, which does not meet current ordinance requirements, is "grandfathered".

**Section 18.9.4.7 - Special Features**

The Board determined that exposed service, storage and loading areas were screened and in compliance with the requirements of this section.

**Section 18.9.4.8 - Application of Design Standards**

The Board determined that all sections of the Criteria and Standards were met.

<b>Decisions</b>
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**Date Application Accepted as Complete for Review:**

May 7, 2021

**Waiver(s) Granted:**

Requirements for a High-intensity Soil Survey, Traffic Study

**Decision(s) voted on by Planning Board:**

Motion by Peter Smith and seconded by Dean Mello to approve the application as presented passed by a roll-call vote of 4 - 0.

**Approval Date:**

May 7, 2021

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Chair, Board of Site Design Review

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Date

**York Harbor Board of Site Design Review**

**Meeting Minutes  
May 7, 2021 4:00 p.m.**

***York Beach Surf Club - Phase 1***

***Call to Order; Determination of Quorum;***

Chairman Wayne Boardman called this design review meeting to order at 4:00 using an on-line Zoom format. A quorum was determined with four people voting: Chairman Wayne Boardman, Secretary Peter Smith, Joseph Dominguez and Dean Mello. Board member Mary Harding did not attend.

The application was represented by Tim DeCoteau and architect Chris Reynolds.

***Application Review; York Beach Surf Club, Map 38 - Lot 59, 69, 70***

Mr. DeCoteau described the application proposal to update the previously named York Harbor Motel including exterior and interior renovations to the two motel buildings and several outlying cottages, replacement of the existing swimming pool, added food and beverage service, revisions to traffic circulation, and relocation of parking to the perimeter of the property.

Mr. Reynolds presented architectural drawings showing proposed building locations and elevations, artist renditions of the new pool area, and the overall revised site plan. The proposed project will not increase the height of any existing building.

Wayne reviewed each of the design approval criteria in Zoning Ordinance Section 18.9 to the satisfaction of the board members. Given that the purpose of the board's review is to assure that there are no significant changes to the exterior as it appears to the public, it was clear to all board members that this proposal was acceptable.

Peter Smith moved to approve the proposed design for the York Beach Surf Club, LLC Map 38 - Lot 59, 69, 70 as presented. Dean Mello seconded the motion which passed 4 - 0.

The board agreed to meet again on Tuesday, May 11, 2021 at 4:30 in order to approve the Findings of Fact.

Respectfully submitted,  
*Peter Smith, Secretary*