

1. Design Review Board

Documents:

[2021-7-28 BDR AGENDA.PDF](#)

[ALBRACCA MEETING MATERIALS.PDF](#)

AGENDA
Board of Design Review
Wednesday, July 28, 2021
4:00 PM
York Public Library



- 1. Call to Order; Determination of Quorum**
- 2. Application Reviews/Public Hearings**
 - A. Albracca Bed and Breakfast, 560 York St.**

Map/Lot: 0052-0006; owned by Dole Phiri and Kris Lubanski
Review of new business sign.
- 3. Minutes**
- 4. Other Business**
- 5. Adjourn**

BOARD OF DESIGN REVIEW APPLICATION FORM



INSTRUCTIONS

This application form must be filled out completely and accurately for any application to the Board of Design Review. Attach additional information, plans, studies, etc. as required.

PROJECT INFORMATION

Project Name: Albracca

Project Description: Bed + Breakfast

Street Address: 560 York Street, York, ME 03909

Tax Map(s) & Lot(s): _____

AUTHORIZED REPRESENTATIVE

Identify the one person who will be the primary contact for this project.

Name: Dole Phiri

e-mail: dole@dklaccounting.net Phone #: 207-265-5188

PROPERTY OWNER(S)

Identify the owner or owners of all property involved in this application. Attach additional sheets if necessary. The property owner is the applicant.

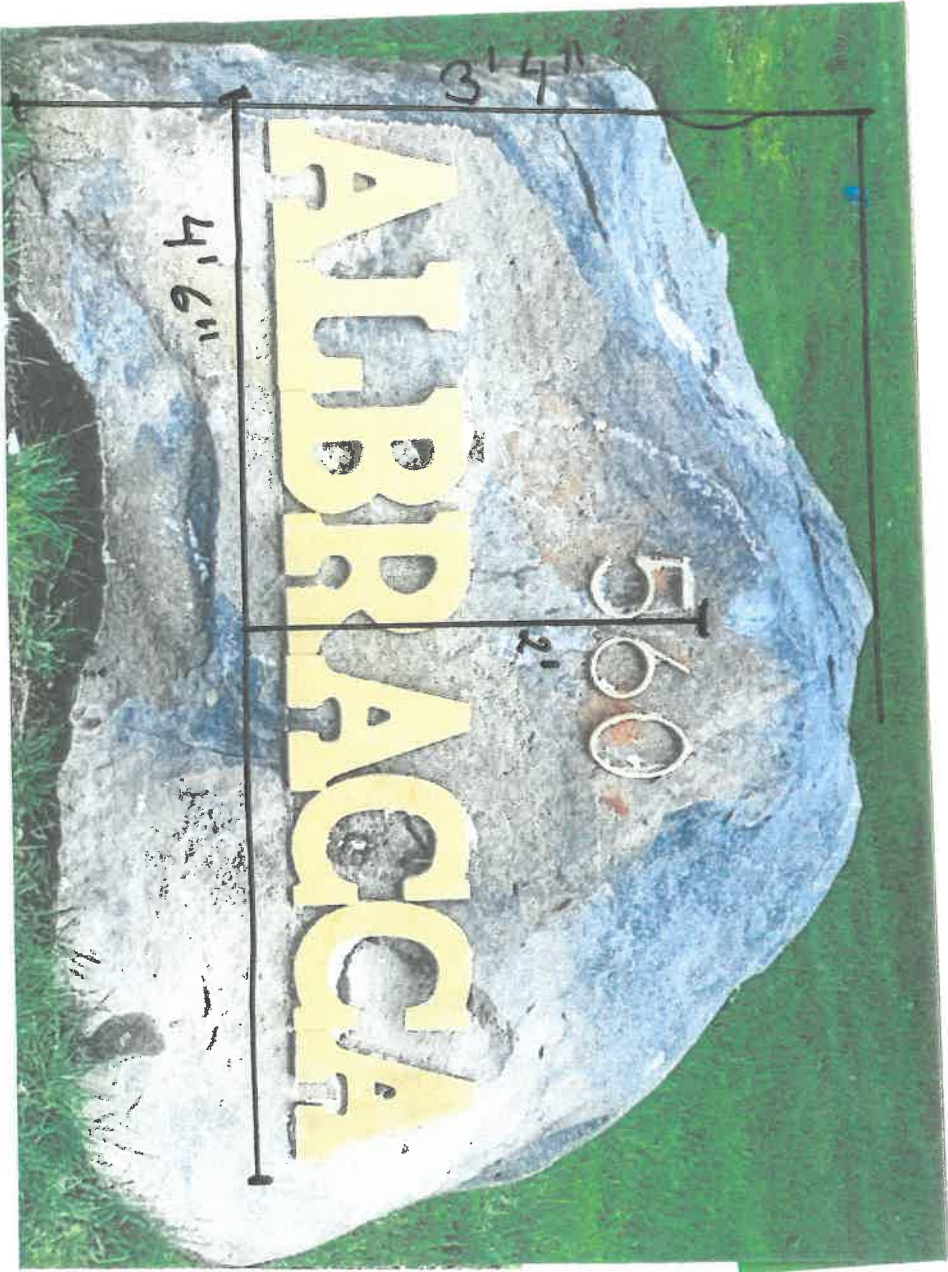
Name: Dole Phiri + Kris Lubanski

Mailing Address: P.O. Box 9, York ME 03909

By signing, I certify that the information provided is true and accurate, and that my authorized representative, if applicable, has my consent to represent this application.

Owner's Signature: [Signature] Date: 6/25/21

In the event there is more than one owner, all must sign. Attach additional sheets if necessary.



Design Review Board

Meetings

Meetings are held as necessary.

[Agendas, Minutes and Meeting Materials](#)

Members

This is a 5-member board.

- Joseph Dominguez
Term Expires: June 30, 2023
21 High Rock Road
York, ME 03909
Phone: 207-363-4589
- Dean A. Mello
Term Expires: June 30, 2022
4 Samuel Raynes Path
York, ME 03909
Phone: 207-361-3314
- Wayne Boardman
Term Expires: June 30, 2021
31 Barrell Lane
York, ME 03909
Phone: 207-408-6430
- Peter Smith
Term Expires: June 30, 2021
8 Kestrel Circle
York, ME 03909
- Mary Harding
Term Expires: June 30, 2022
28 Harmon Park Road
York Harbor, ME 03911

SUBMIT APPLICATION
+ PDF OF DESIGN



TOWN OF YORK

Shoreland / Building / Sign / Use Application Form

186 York Street
York, ME 03909
207-363-1002

www.yorkmaine.org

REC'D BY: _____ DATE: _____

APPLICANT TO USE BLACK OR BLUE INK

1. PROPERTY OWNER NAME: Albracca
Phone: 207-216-5188 E-mail: _____

Provide evidence of right/title/interest.

2. APPLICANT NAME*: DOLE PHILIP
Phone: 207-216-5188 E-mail: dole@delacanty.com
 Check if property owner is the applicant.
If not owner of record, must have written authorization from owner.

3. APPLICANT MAILING ADDRESS P.O. Box 9
JMC, ME 03909

4. MAP/LOT: 52-4
5. Base Zone District: _____
6. Value of Project: _____
7. Project Address: 560 JMC Street
JMC, ME 03909
8. Lot of Record, What Year: _____
9. Identify Adjacent Lots Under Same Ownership: _____

PROJECT INFORMATION

10. Select One: Building Permit Use Permit Combined Building and Use Permit Sign Permit

11. USES: List all existing and proposed uses for this property. Identify accessory uses, if applicable.

Check if any non-residential use is involved.

12. CONSTRUCTION/ACTIVITY. Describe proposed construction/activity to be permitted.

Sign
Property sign

12.A. Will you be disturbing one or more acres of land? | Y | N |
If yes, you will need to apply for either a Maine Construction General Permit, or Permit by Rule through Maine DEP Chapter 500 Stormwater Management, and a copy will need to be submitted to the Town with this application.

12.B. Will you be disturbing one or more cubic yards of land? If yes, provide a copy of your State Erosion Control Certification, or Certification number _____ and expiration date _____.

13.	Existing	Proposed	N/A	14. OVERLAY DISTRICTS (check all that apply)
Number of Stories			<u>NA</u>	Shoreland Overlay District
Building/Structure Height			<u>NA</u>	Wetland Protection Overlay District
Number of Bathrooms			<u>NA</u>	Watershed Protection Overlay District
Number of Bedrooms			<u>NA</u>	Flood Zone
Septic System Limit of Bedrooms			<u>NA</u>	Workforce Affordable Housing Overlay District
Seasonal or Year-Round Use			<u>NA</u>	Workforce Affordable Housing Overlay District
Number of Parking Spaces			<u>NA</u>	York Village Center Overlay District
Number of Residential Units			<u>NA</u>	York Village Hospital Overlay District
			<u>NA</u>	Historic District
Area of Lot (s.f.) (FYI: 1 acre=43,560 s.f.)			<u>NA</u>	

WATER / SEWER INFORMATION

15. TYPE OF WATER SUPPLY:

- PUBLIC PRIVATE
 Annual Seasonal Summertime Only

1" ipert

10-0841

6/23/2021

[Handwritten Signature]

WATER DISTRICT AUTHORIZED SIGNATURE

DATE

16. TYPE OF SEWAGE DISPOSAL:

- PUBLIC PRIVATE [Provide a copy of the septic plan (HHE-200) if proposal would increase septic usage.]

[Handwritten Signature]

SEWER DISTRICT SUPERINTENDENT'S APPROVAL

6/23/21

DATE

PROPERTY INFORMATION

17. LOT SIZE (SQ. FT. OR ACRES):

Street Frontage:	Ft.
Water Frontage:	Ft.
Check if Non-Conforming	

Required Setbacks:	Front	Ft.
	Side	Ft.
	Rear	Ft.

PERCENTAGE OF LOT COVERAGE
(IMPERVIOUS SURFACE RATIO)

Present:	%	Sq.Ft.
Proposed:	%	Sq.Ft.
Zone:	%	Sq.Ft.
Check if Not Applicable		

Proposed Setbacks:	Front	Ft.
	Side	Ft.
	Rear	Ft.

- BUILDING PERMITS DO NOT INCLUDE PLUMBING, SEPTIC OR COMMERCIAL ELECTRICAL WORK.
- HOMEOWNERS MAY DO THEIR OWN PLUMBING AND ELECTRICAL WORK ONLY IN THEIR PRIMARY YEAR-ROUND RESIDENCE. SUCH WORK IS SUBJECT TO PERMITTING AND INSPECTIONS.
- **BUILDING PERMITS EXPIRE IF INACTIVE FOR 180 DAYS (i.e. no inspections).**
- ALL WORK MUST COMPLY WITH MAINE UNIFORM BUILDING and ENERGY CODE (MUBEC). MAINE HAS ADOPTED THE NATIONAL CODES AND STANDARDS. AMENDMENTS CAN BE FOUND BY GOING TO THE STATE'S WEBSITE: www.maine.gov/dps/bbcs
- ANY FALSE INFORMATION MAY INVALIDATE A BUILDING PERMIT AND STOP ALL WORK.
- SIGNING AUTHORIZES INSPECTIONS NECESSARY TO ISSUE PERMIT AND ENSURES COMPLIANCE WITH STATE BUILDING CODES AND ANY OTHER APPLICABLE REGULATIONS.
- IF THERE IS A PROPOSED EXPANSION YOU MUST SUBMIT A SCALED PLOT PLAN, WITH SIDE VIEW DRAWING AND ALL APPLICABLE STATE AND FEDERAL PERMITS.
- MUST SUBMIT STORMWATER MANAGEMENT PLAN W/APPLICATION (SEE POST CONSTRUCTION STORMWATER MANAGEMENT ORDINANCE).

18.

[Handwritten Signature]

PROPERTY OWNER, OR APPLICANT WITH OWNER'S WRITTEN PERMISSION

6/22/21

DATE

SIGN INFORMATION

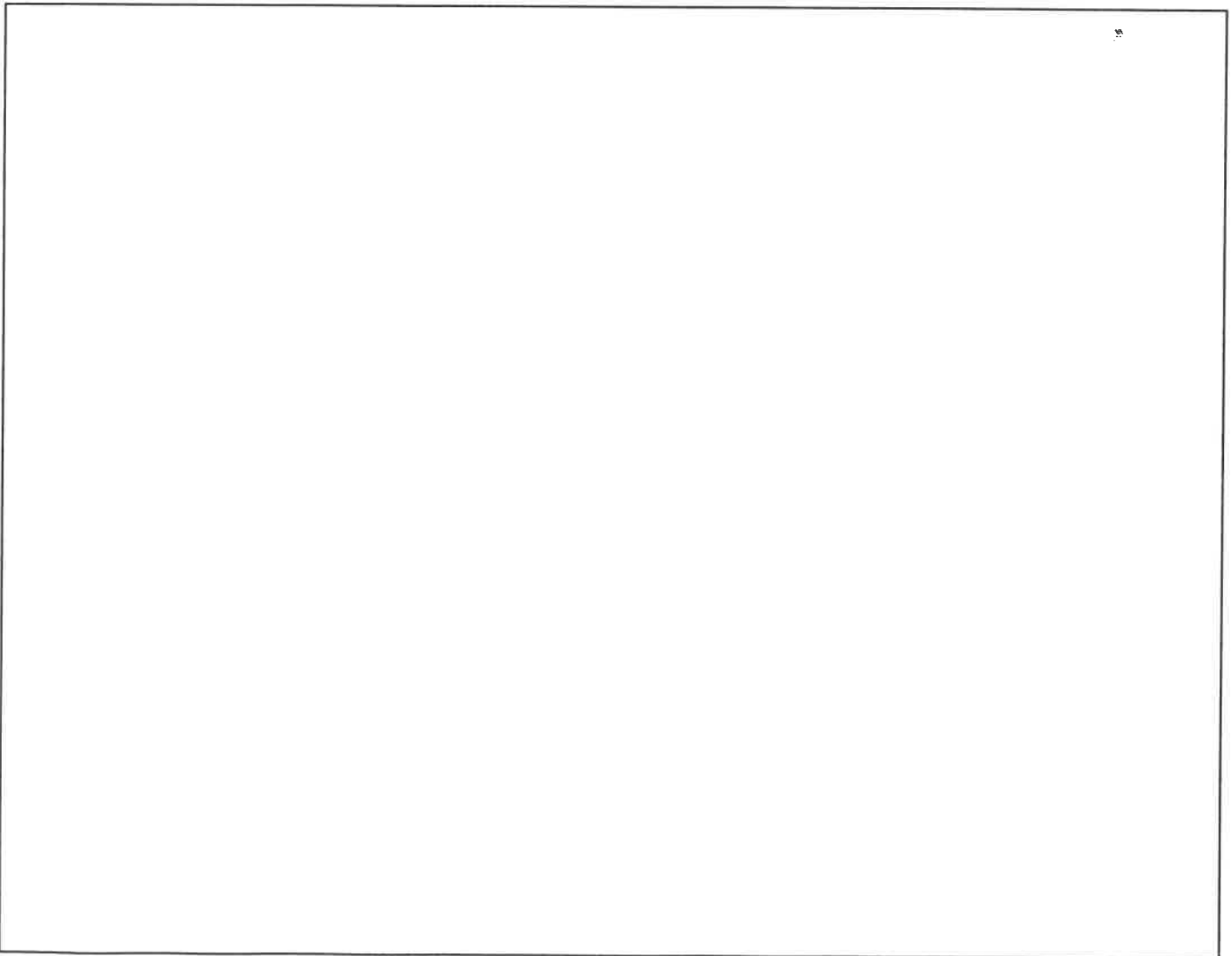
Sign Standards are in Article 16 of the Town of York Zoning Ordinance. The Ordinance can be found on the Town of York Website or by clicking [here](#).

Name of Business / Organization: Albracca B+B

Please provide a PLOT PLAN with the location of the sign on the attached graph.

1. Height to top of sign from ground level: 3' 4"
2. Type of Material: BOULDER (ROCK)
3. Source of Illumination (If applicable): SOLAR LIGHTS
4. Set Back from Front Property Lines: _____
5. Set Back from Side Property Lines: _____

Please attach a sketch (or use the space below) of the sign(s) and include **ALL DIMENSIONS**:



PLOT PLAN

PLEASE INCLUDE ALL SETBACK DISTANCES FROM PROPERTY BOUNDARIES, ROADS, STREETS AND RIGHT OF WAYS; ALL WETLANDS AND WATERBODIES; ANY EXISTING WELLS AND SEPTIC SYSTEMS. INCLUDE SHORELAND SETBACK OR FLOOD ELEVATIONS IF APPLICABLE. SHOW ALL PROPOSED DECKS AND PORCHES.

