1. HDC Meeting Materials 2019.08.06

   Documents:

   HISTORIC DISTRICT COMMITTEE MEETING MATERIALS 2019.08.06.PDF
Agenda
York Historic District Commission
Tuesday, August 6, 2019
5:30 PM
York Public Library

Call to Order

Roll Call

Welcome: Welcome to the monthly meeting of the York Historic District Commission. We are appointed by the Board of Selectmen to maintain the character of historic districts and landmarked buildings according to Article 12 of the town’s zoning ordinances. Article 12 can be read on line at https://www.yorkmaine.org/DocumentCenter/View/902/Zoning-Ordinance-AO-05-19-2018-PDF. Our job is to review applications for certificates of approval, determining whether or not proposed changes to any structures designated in the ordinance are consistent with its guidelines. These guidelines are based on the Secretary of the Interior’s Standards for the Treatment of Historic Structures.

Sign In: Please sign the attendance roster and pick up a copy of our agenda.

Citizens’ Forum: The Citizens’ Forum is open to any member of the audience for comments on topics that are not on the agenda. All comments should be directed to the Chair and should be brief and to the point.

Applications

- Tim DeCoteau, 780 York Street, Map & Lot 0038-0059. Demolition of a building 75 years old or greater per Section 12.17 of the York Zoning Ordinance. Replace four buildings with a single new eight unit building as per attachment.

- Janet Welch, 37 Seabury Road, Map & Lot 0087-0036. Demolition of a building 75 years old or greater per Section 12.17 of the York Zoning Ordinance. Withdrawn

Findings of Fact

- Meeting of July 17, 2019
  o Linda Briggs, 8 Clarks Lane, Map & Lot 0057-0041

New Business
Old Business

- Village District expansion discussion
- Procedures – Findings of Fact

Review Minutes

- July 17, 2019

Adjournment
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
YORK HISTORIC DISTRICT COMMISSION
Town of York, 186 York Street, York, Maine 03909, (207) 363-1000, www.yorkmaine.org

DEADLINE: Complete applications must be received a minimum of fourteen (14) days prior to the next HDC hearing which takes place on the first Wednesday of the month at the York Public Library. Incomplete applications will not be scheduled until all information has been received.

SECTION A – APPLICANT (All communication will be with the Applicant)

NAME: Tim DeCoteau
MAILING ADDRESS: 202 Libby Road
CITY: West Newfield STATE: ME ZIP: 04095
PHONE: 207-850-0558 FAX: EMAIL: tim.maine@aol.com
☐ OWNER ☐ CONTRACTOR ☐ ARCHITECT ☑ OTHER agent

SECTION B – PROPERTY OWNER

NAME: York Harbor Motel LLC
MAILING ADDRESS: PO Box 938
CITY: York Beach STATE: ME ZIP: 03910
PHONE: 207-363-4400 FAX: EMAIL: RJ_poulin@msn.com

SECTION C – PROPERTY ADDRESS

PROPERTY ADDRESS: 780 York Street MAP/LOT: 38 / 59
☐ Historic Landmark Local Historic District: ☐ Village Center ☑ York Harbor ☐ Lindsay Road

SECTION D – TYPE AND SUMMARY OF WORK TO BE PERFORMED (See attached for required information)

☐ REHAB/REPAIR ☐ NEW CONSTRUCTION/ADDITION ☑ DEMO/REMOVAL ☐ CONCEPTUAL DISCUSSION

BRIEF SUMMARY OF WORK (Please refer to page 2 and 3 checklist(s) for additional required information.)
The office building was built in the 1930’s and the property owner is proposing to remove this building
and three other buildings built in the 1950’s. There are eight motel apartment units in these
buildings and they will be replaced in a single 8 unit building.

Any deviation from the approved work items listed in the Certificate of Appropriateness requires further
review and approval by the Historic District Commission prior to being undertaken.

SIGNATURE: __________________________ DATE: __________________________
July 10, 2019

NOTE: If Applicant is not the legal property owner, please submit a signed letter from the Property
Owner stating the Applicant’s right to speak on the owner’s behalf.
June 5, 2019

Tim DeCoteau
Land Use Consultant
202 Libby Road
West Newfield, ME 04095

Subject: York Harbor Motel
Property at 780 York Street, Map & Lot 0038-0059

Dear Mr. DeCoteau,

I have consulted with appropriate records and experts and have determined that, to the best of my knowledge, the project site referenced above 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.

Respectfully,

Scott Stevens, Chair
Historic District Commission

C: Dylan Smith, Planner
Heather Ross, Land Use Technician
June 24, 2019

Mr. Tim Decoteau
202 Libby Road
West Newfield, ME 04095

Project: MHPC# 0647-19 York Harbor Motel; 780 York Street
Proposed Demolition and New Construction

Town: York, ME

Dear Mr. Decoteau:

In response to your recent request, I have reviewed the information received June 14, 2019 to continue consultation on the above referenced project.

Based on the information provided, I have concluded that there are no National Register eligible properties on or adjacent to the parcels. In addition, the project area is not considered sensitive for archaeological resources.

Please contact Megan M. Rideout of our staff, at megan.m.rideout@maine.gov or 207-287-2992, if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney
State Historic Preservation Officer

KIRK F. MOHNEY
DIRECTOR
York Harbor Motel Project Overview

For years the York Harbor Motel was owned and operated by the family that built it in the 1950’s. In the early 2000’s the current owner purchased the property. The current owner/operator has worked on improving and upgrading the property since the purchase of York Harbor Motel. The numerous upgrades have included complete renovation of most of the free standing cottages as well as other improvements. The owner/operator determined that renovation of the 4 unit building immediately adjacent to the property line was not practical in that location. This lead to the plan to replace the 4 unit building, 2 freestanding cottages, and the 2 unit building that contained the motel office. These 8 motel apartment units are to be replaced with one 8 unit building consisting of 4 two bedroom handicap units on the first floor and 4 three bedroom units on the second floor. There is no increase in the number of motel apartment units nor increase in the total number of bedrooms. The new units will meet all current safety standards, 2 will be fully handicap accessible and 2 more will be handicap ready. These handicap friendly 4 units will be on the first floor of the proposed building and will be a marked improvement for handicap accessibility at York Harbor Motel. This 8 unit building will have fire sprinklers throughout.

The proposed site changes include drainage improvements and assuring abutters that the motel will not block stormwater drainage onto the motel property, improve the flow of stormwater drainage across the property, and prevent stormwater from crossing the motel property and onto Bayview when possible. The owner/operator of York Harbor Motel is working with the abutters to improve other items of common concern.

A rendering is included in this submission to show the future façade to the existing three story motel building will harmonize with the new building. A landscape plan and other planned improvements shown in this application will positively impact the looks of York Harbor Motel to passersby.
TOWN OF YORK
ABUTTER NOTIFICATION

One of your neighbors has filed an application with the Historic District Commission. The Town is required to notify you because your property is located in close proximity to the proposed project, which may affect you and your property. You have a right to participate in the application review process and to ensure that the Historic District Commission is aware of any concerns you may have. You are welcome to submit written comments, and to speak to the Commission at the public hearing. Your comments should be as specific as possible, stating how your concerns relate to the Town’s Ordinance requirements.

Details of the hearing are as follows:

APPLICANT:          Tim DeCoteau

MAP/LOT:             0038-0059

PROPERTY LOCATION:   780 York Street

PROJECT DESCRIPTION: Demolition of a building 75 years old or greater per Section 12.17 of the York Zoning Ordinance. Replace four buildings with a single new eight-unit building.

The meeting will be held on: Tuesday, August 6, 2019 at 5:30 p.m.
at the York Public Library

You are welcome to review the application file in the Code Enforcement Department in the Town Hall.
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36 LOUDONWOOD EAST DRIVE
LOUDONVILLE, NY 12211

0038-0126
CROWLEY KEVIN J/MAUREEN H
32 MEADOW RIDGE RD
BREWERST, NY 10509-5941

0038-0076
THURLOW MAINE LLC
27 HORNE AVE
MEDFORD, MA 02155

0038-0066-B
NAGIOS HERCULES/CHRYSANTHE TRUSTEES
19 MAPLE DRIVE
BEDFORD, NH 03110

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ADAMS TODD/ANNETTE
41 LITTLE MEADOW ROAD
GUILFORD, CT 06437

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SOUCY JAMES M/HEATHER L
100 ADAMS ROAD
CANDIA, NH 03034

0038-0063
WILSON STANLEY G/ELIZABETH G TRUSTE
PO BOX 1221
YORK HARBOR, ME 03911

0038-0060
IOSUE NANCY L/FRED R TRUSTEES
790 YORK STREET UNIT 2
YORK, ME 03909

0038-0060
LOBELLO MARY L/CHRISTINA M/VINCENT
22 PEARL STREET EXT
BEVERLY, MA 01915

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COTE CAROL A
790 YORK ST UNIT 4
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MCLAUGHLIN JOHN E JR/PATRICIA A
41 NORTH AVE
MELROSE, MA 02176

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SHAW KEVIN S/LINDA J
30 STONE HILL ROAD
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LIBBY JOHN B/HIDI S
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MULLAHY EDWARD B JR/VIRGINIA L
62 WILSHIRE PARK
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