

1. Planning Board Meeting Materials 2026-02-17

Documents:

2026-2-17-PLANNING BOARD AGENDA.PDF
NOTICE_PLANNING BOARD_PUBLIC HEARING_2026-2-17.PDF
JANUARY 5, 2026 PLANNING DRAFT MINUTES.2.PDF
JANUARY 22, 2026 PLANNING DRAFT MINUTES.1.PDF



AGENDA
York Planning Board Meeting
February 17, 2026
7:00 PM
York Public Library

- 1. Call to Order; Determination of Quorum; Appointment of Alternates**
- 2. Field Changes**
- 3. Public Forum**
- 4. Public Hearing**
 - A. Site Plan & Subdivision Regulations**
 1. Section 2.3 (regarding fees)
 2. Section 6.3.3-A, 6.4.20 (regarding vertical datum requirements)
- 5. Discussion**
 - A. Planning Board Initiatives for November 2026 & May 2027
 - B. Review of LD1829 Land Use Changes
 - C. Future Land Use & Ordinance Committee
- 6. Minutes**
 - A. Planning Board Minutes of January 5, 2026
 - B. Planning Board Minutes of January 22, 2026
- 7. Adjourn**

All meetings shall be adjourned no later than 10:30 PM, unless extended by unanimous consent of the Board.



**Notice of Public Hearing
Planning Board
February 17, 2026
7:00 PM
York Public Library**

The York Planning Board will conduct a Public Hearing regarding proposed Site Plan/Subdivision Regulation amendments as follows:

Site Plan and Subdivision Regulations

1. Section 2.3 (regarding fees)
2. Section 6.3.3-A, 6.4.20 (regarding vertical datum requirements)

Printed copies of the proposed amendments (draft document(s) dated January 27, 2026) are available with the Town Clerk at the Town Hall, and digital copies are available on the Town's Webpage (www.yorkmaine.org).

**Planning Board Meeting Minutes
Monday, January 5, 2026; 7:00 P.M.
York Library Community Room**

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

6 Chair David Woods II called the meeting to order at 7:00 p.m. A quorum was established with
7 five voting members: Chair David Woods, Vice Chair Pete Smith, Board Secretary Gail Billet,
8 Wayne Boardman, and Steve Friedman. Alternate Crystal Tenney was present, while Alternate
9 Mark Cartier was absent. Town Planner Brendan Summerville represented the Town Hall staff.
10 Patience G. Horton served as the recording secretary, working remotely via Town Hall
11 Streams. Votes were conducted via roll call.

2. Field Changes

**Grand View Motel, 800 York Street
Map/Lot 0038/0055**

17 Representing Grand View Geoff Aleva, Civil Consultants

18 The applicant planned to construct a new stair tower to connect the existing building to the new
19 building. The stair tower was designed as an open-air wooden structure with multiple levels.
20 The State Fire Marshall wanted the stairway to be enclosed. They have adjusted the design
21 without changing the lot coverage.

- Motion: Pete Smith moved to approve the field change for the Grand View Motel, 800 York Street, Map/Lot 0038/0055, as presented. Wayne Boardman seconded. Without further discussion, the motion carried 5-0.

3. Public Forum

27 David Woods opened and closed the Public Forum. No one came forward to speak.

4. Application Reviews

A. 60 Main Street—Sketch Plan

Map/Lot 0020-0001-A owned by Brian McNeice

32 This application is for a sketch plan review of a proposed subdivision that would
33 convert the existing two-family home into a five (5)-dwelling-unit multifamily home.
34 The property is located within the CD-4 zone of the York Beach Greenway District.

35 For 60 Main Joanna Reck, Joanna Reck Architect
36 Brian McNeice

37 This is an existing two-family home with a single-story garage. Joanna Reck described the
38 effort to match the new addition to the original house.

39 • Motion: Wayne Boardman moved to accept the multi-family building at 60 Main
40 Street, Map/Lot 0020-0001-A, for sketch plan review. Wayne Boardman seconded.
41 Without further discussion, the motion carried 5-0.

42 Brendan Summerville's review letter outlined the outstanding issues. The building's façade
43 does not meet the front setback requirement, and the project cannot meet the parking standards.
44 The Board members discussed various approaches to the problem, but ultimately, Joanna Reck
45 and Brian McNeice concluded that, as currently presented, the project is not feasible.

46 **B. 985 & 995 US Route 1—Sketch Plan**

47 **Map/Lot 0094-0075A and Map 30A, Lots 18 & 29, owned by Andres Wang**

48 **This is a sketch plan review for a proposed mixed-use development on US Route 1
49 within the DC-4 zone of the York Beach Greenway District. The proposed
50 development will include restaurant space on the first floor and four dwelling units on
51 the second floor.**

52 For the project Geoff Aleva, Civil Consultants

53 Geoff Aleva described the 125-seat restaurant with employee apartments on the second floor,
54 located at the corner of Rogers Road and Route 1. Brendan Summerville said the plans comply
55 with the ordinance. The Planning Board systematically reviewed the plans with Geoff and
56 provided positive feedback. After the discussion, it was clear that Geoff was off to a strong
57 start.

58 **C. Electric Light—Site Plan, One Morgan Way**

59 **Map/Lot 0099-0044 owned by BKR, LLC (Final Site Plan Review)**

60 **This application seeks final approval for a 48' x 125' garage/shop addition to an
61 existing structure, along with associated site improvements within the GEN-2 zone.**

62 For Electric Light Tim DeCoteau, Planning Consultant
63 Wyatt Page, Attar Engineering

64 Some changes had been made in response to Chris Di Matteo's comments, and additional
65 changes were discussed and agreed upon during the meeting. New handouts were also
66 provided.

67 • Motion: Pete Smith moved to waive Section 5.10 of the Site/Sub Regulations, which
68 requires 17 days' advance notice for any submittal of material, for Electric Light, One
69 Morgan Way, Map/Lot 0099-0044. Wayne Boardman seconded. Without further
70 discussion, the motion carried 5-0.

71 • Motion: Pete Smith moved to waive the requirements of Section 6.4.17.6 to show any
72 wells or septic systems within the 200-foot radius of the property for Electric Light,
73 One Morgan Way, Map/Lot 0099-0044. Wayne Boardman seconded. Without further
74 discussion, the motion carried 5-0.

- 75 • Motion: Pete Smith moved to waive the requirements of Section 6.4.20 to use NGBD
76 1929 measurements for Electric Light, One Morgan Way, Map/Lot 0099-0044. Wayne
77 Boardman seconded. Without further discussion, the motion carried 5-0.
- 78 • Motion: Pete Smith moved to accept the application for Electric Light at One Morgan
79 Way, Map/Lot 0099-0044, for final review. Gail Billet seconded. Without further
80 discussion, the motion carried 5-0.
- 81 • Motion: Pete Smith moved to open the public hearing for Electric Light, One Morgan
82 Way, Map/Lot 0099-0044. Wayne Boardman seconded. Without further discussion, the
83 motion carried 5-0.

84 No one came forward to speak. Without objection, David Woods closed the public hearing.

85 The Board reviewed and discussed Chris Di Matteo's comments with the applicant.

- 86 • Motion: Pete Smith moved to approve the application from Electric Light, One Morgan
87 Way, Map/Lot 0099-0044, with the following conditions.
 - 88 1. That Gorrill Palmer accept the performance guarantee bond amount prior to issuance of
89 a building permit.
 - 90 2. That a plan note be added that clearing will not exceed 25% in the Shoreland.
 - 91 3. That a spot grade is to be added to address Gorrill Palmer's comments in the letter of
92 December 17, 2025.

93 Steve Friedman seconded. Without further discussion, the motion carried 5-0.

94 Tim and Wyatt thanked the Board.

95 **5. Other Business**

96 **A. Review—Conservation Commission Letter of Invitation**

97 The Conservation Commission would like two Planning Board members to work with
98 them on a previous open space document. Wayne Boardman and Crystal Tenney
99 volunteered for the job.

100 **B. Findings of Fact**

- 101 • Motion: Pete Smith moved to approve the Findings of Fact for Seven Marsh Brook
102 Lane, as amended. Wayne Boardman seconded. Without further discussion, the motion
103 carried 5-0.

104 **6. Minutes**

- 105 • Motion: Pete Smith moved to approve the Minutes for Thursday, December 4, 2025, as
106 amended. Gail Billet seconded. Without further discussion, the motion carried 5-0.
- 107 • Motion: Wayne Boardman moved to approve the Minutes of Monday, December 8,
108 2025, as amended. Gail Billet seconded. Without further discussion, the motion carried
109 5-0.

110 • Motion: Pete Smith moved to approve the Planning Board Minutes for Thursday,
111 December 11, 2025, as amended. Wayne Boardman seconded. Without further
112 discussion, the motion carried 5-0.

113 **7. Adjourn**
114 9:39 P.M.

115 The next meeting is January 22, at Town Hall.

**Planning Board Meeting Minutes
Thursday, January 22, 2026; 7:00 P.M.
Town Hall Conference Room**

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

6 Chair David Woods II called the meeting to order at 7:00 p.m. A quorum was established with
7 five voting members: Chair David Woods, Vice Chair Pete Smith, Board Secretary Gail Billet,
8 Wayne Boardman, and Steve Friedman, who arrived at 7:33 P.M. Alternates Crystal Tenney
9 and Mark Cartier were present. Director of Planning Dylan Smith and Town Planner Brendan
10 Summerville represented the Town Hall staff. Patience Horton served as the recording
11 secretary, working remotely via an audio recorder. Votes were taken by roll call.

2. Field Changes

There were no field changes.

3. Public Forum

David Woods opened and closed the Public Forum. No one spoke.

4. Public Hearings

A. Site Plan and Subdivision Regulations

- Motion: Pete Smith moved to open the public hearings on the Site Plan and Subdivision Regulations. Gail Billet seconded. Without further discussion, the motion carried 4-0. Steve Friedman had not arrived.

No one came forward to speak. Without objection, David Woods closed the public hearing.

1. Section 2.3 (Regarding Fees)

This Site Plan and Subdivision amendment was reviewed and edited. The new fees were based on a cost comparison with other communities and an evaluation of how fees have correlated with inflation over the past 20 years. Given the substantial changes, the matter will be posted for another hearing.

2. Sections 6.3.3-A, 6.4.20 (Regarding Vertical Datum Requirements)

This Site Plan and Subdivision amendment, Vertical Datum, was discussed and revised. Due to the multiple revisions, the matter will be posted for another hearing.

5. Discussion

A. Representation to Selectboard Meeting for January 26, 2026

36 The following Zoning ordinance amendments, which have already been forwarded to the
37 Selectboard, will be presented at the upcoming Selectboard meeting.

38 • Article 3, Zoning Districts (Expand YVC-2 and Establish CD-4)
39 • Article 15, Parking (State Requirements)
40 • Article 4, Use regulations (Restaurant Seating)
41 • Article 2, Definitions (Lodging, Tourist, and Tiny Homes)
42 • Article 10-I, York Beach Greenway District (Number of Dwellings per Lot)
43 • Article 5, Dimensional Regulations (Roof Height and Regulations in the Setback)
44 • Article 12, Historic and Archeological Resources (HDC Tax Credit)
45 • Article 10-H, Outdoor Lighting Ordinance (Fixtures)

B. Formation of a Future Land Use/Ordinance and Regulation Sub-committee

46 The Comp Plan calls for a formal subcommittee of the Planning Board to meet once or twice a
47 month to develop a future land-use policy. Four members volunteered for the subcommittee.

C. State Housing Law 1829

48 LD 1829 amends the laws governing housing density. The State has new rules for the number
49 of dwellings in a subdivision, the number of units per lot within and outside the growth area,
50 and how the presence or absence of public water and sewer affects the potential number of
51 units on a lot.

D. Ordinance Initiatives for November 2026

52 Dylan Smith discussed the November ordinance initiatives, including the Use Table
53 Definitions, the Intercoastal Floods and Hazards Overlay, and the Conservation Subdivision
ordinance.

6. Other Business

58 An applicant wants to present two preliminary designs to help decide which to pursue.

7. Minutes

63 Not reviewed.

8. Adjourn

66 9:20 P.M.