

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

Regarding an application for

Camp Eaton, Inc. Sign

Tax Map 40 Lot 61

Findings of Fact

Street address:

750 York Street

Applicant Name:

Peter T. Wagner

Property ownership:

Camp Eaton, Inc.

Other parties to the application:

Matthew Woodman

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

Seasonal Recreational Vehicle Park

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

Seasonal Recreational Vehicle Park

Base zoning district:

Bus-2

Overlay zoning district(s):

Shoreland

List of materials submitted at each stage of the application process:

Completed Application Form

Sign Replacement Permit Application

Existing Conditions Plan - 9/30/2016

Proof Image of Sign

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

November 29, 2022

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

November 29, 2022 (No one from the public attended the hearing)

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

The applicant explained the reasons for replacing the existing sign .

Conclusions of Law

Planning Board Jurisdiction

Statutes:

None

Ordinances:

Zoning Article 18.9 - Site Design Review / Board of Design Review

Site Plan and Subdivision Regulations:

None

Permits Required:

None

Planning Board Approval Criteria

(Zoning Article 18.9.4 - Criteria and Standards, Zoning Article 18.9.5 - Procedure)

Section 18.9.4.1 - Preservation of Landscape

The Board determined that the landscape would not be impacted.

Section 18.9.4.2 - Relation of Proposed Buildings to Environment

Not Applicable

Section 18.9.4.3 - Drives, Parking and Circulation

Not Applicable

Section 18.9.4.4 - Surface Water Drainage

Not Applicable

Section 18.9.4.5 - Utility Service

Not Applicable

Section 18.9.4.6 - Advertising Features

The Board determined that the advertising features being proposed in this application meet current ordinance requirements

Section 18.9.4.7 - Special Features

Not Applicable

Section 18.9.4.8 - Application of Design Standards

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

Decisions

Date Application Accepted as Complete for Review:

November 29, 2022

Waiver(s) Granted:

None

Decision(s) voted on by Planning Board:

A motion by Peter Smith and seconded by Mary Harding to approve the application as presented passed by a roll-call vote of 4 - 0.

Approval Date:

November 29, 2022

Chair, York Harbor Board of Site Design Review

Date