

Meeting Notice
AMENDED York Historic District Commission
Tuesday, December 2nd, 2025
5:30 PM



The York Historic District Commission will hold an in-person meeting on **Tuesday, December 2nd at 5:30 p.m.** at the **York Library Community Room**. The HDC holds regular meetings the 1st Tuesday of the month.

Plans and agenda items can be found on the 1st floor of Town Hall with the Code Enforcement Department.

Public comments will be taken for the Citizen's forum portion of the agenda and for each agenda item that is opened by the Historic District Commission for public hearing. Written comments should be submitted to the Historic District Commission and Kathryn Lagasse via mail or emailed to klagasse@yorkmaine.org well in advance of the meeting.

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Citizens' Forum**
The Citizens' Forum is open to any member of the public 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.
4. **Application Reviews**
5. **New Business**
 1. **Anne Whitney Architect for Louise H Baker Revocable Trust**, 94 Lindsay Road.- Map 0056 Lot 0023-
Application for a demolition per Section 12.14.4 of the York Zoning Ordinance. The applicant is looking to build a new out building, 14'x18' with a 5'x11' porch.
 2. **Arundel Homes for Jean Puleo and Carol Kinsella**, 287 Long Sands Road.- Map 0038 Lot 0097-
Application for a demolition per Section 12.17 of the York Zoning Ordinance. The applicant is looking to demo the existing home that is seasonal and build new two-story year round modular home. This home will have 4 bedrooms and 2 bathrooms.
 3. **Graystone Builders Inc. for Brian and Cynthia Paul**, 39 Main St, Map 0023 Lot 0083-
Application for a demolition per Section 12.17 of the York Zoning Ordinance. Demolish and remove existing structures at 39 Main St. to construct new dwellings that will meet the new greenway zone requirements in that area.
6. **Old Business**
 1. historic tax credit revision
7. **Review Minutes**
-11.04.2025 Minutes
8. **Adjourn**

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: ANNE WHITNEY ARCHITECT
MAILING ADDRESS: 801 ISLINGTON ST, SUITE 32
CITY: PORTSMOUTH STATE: NH ZIP: 03801
PHONE: 603-502-7307 FAX: _____ EMAIL: ARCHWHIT@AOL.COM
☐ OWNER ☐ CONTRACTOR ☒ ARCHITECT ☐ OTHER _____

SECTION B – PROPERTY OWNER

NAME: LOUISE H BAKER REVOCABLE TRUST
MAILING ADDRESS: PO BOX 95
CITY: YORK HARBOR STATE: ME ZIP: 03911
PHONE: 207-361-7534 FAX: _____ EMAIL: LBAKER1765@GMAIL.COM

SECTION C – PROPERTY ADDRESS

PROPERTY ADDRESS: 97 LINDSAY RD. MAP/LOT: 56 / 23
☐ 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)

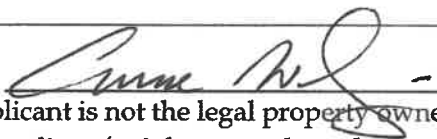
☐ REHAB/REPAIR ☒ NEW CONSTRUCTION/ADDITION ☐ DEMO/REMOVAL ☐ CONCEPTUAL DISCUSSION

BRIEF SUMMARY OF WORK (Please see attached checklist(s) for additional required information.)

NEW OUT BUILDING, 14' X 18' WITH 5' X 11' PORCH.

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:

11/5/25

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.

New Outbuilding at 94 Lindsay Road

Findings of Fact:

The Proposed small Outbuilding was designed to be compatible with both the Residence & Barn on the Site. The roof pitch matches the main barn roof and the exterior finishes will match, including painted beveled siding, simple roof eave & rake trim, window trim and corner boards.

The Marvin "Elevate" windows specified are the same windows we used on the Barn renovations in 2016. They have Simulated Divided Lites (SDL) with vertical pane size, in proportion to existing windows. The "Elevate" 8 Lite French Doors also work with those proportions. The Sliding Barn Door will conceal the single French Door and is in keeping with the style of a storage building.

The Outbuilding is located on the east side of the Barn & has limited views from Lindsay Road.

10/22/25

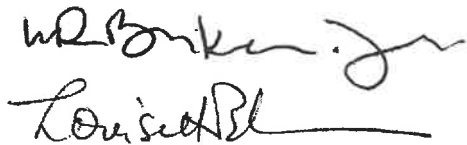
To: Planning Department
Town of York, Maine

Re: 94 Lindsay Road

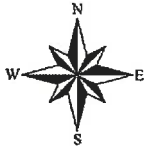
To whom it may concern,

We, William & Louise Baker authorize Anne Whitney to act as our agent in matters relating permitting for the proposed Outbuilding at our property, 94 Lindsay Road.

Regards,

The block contains two handwritten signatures in black ink. The first signature, "William Baker", is written in a cursive style with a long, sweeping tail. The second signature, "Louise Baker", is also in cursive, with the first name being more prominent and the last name "Baker" written in a slightly different, more compact cursive script.

William & Louise Baker



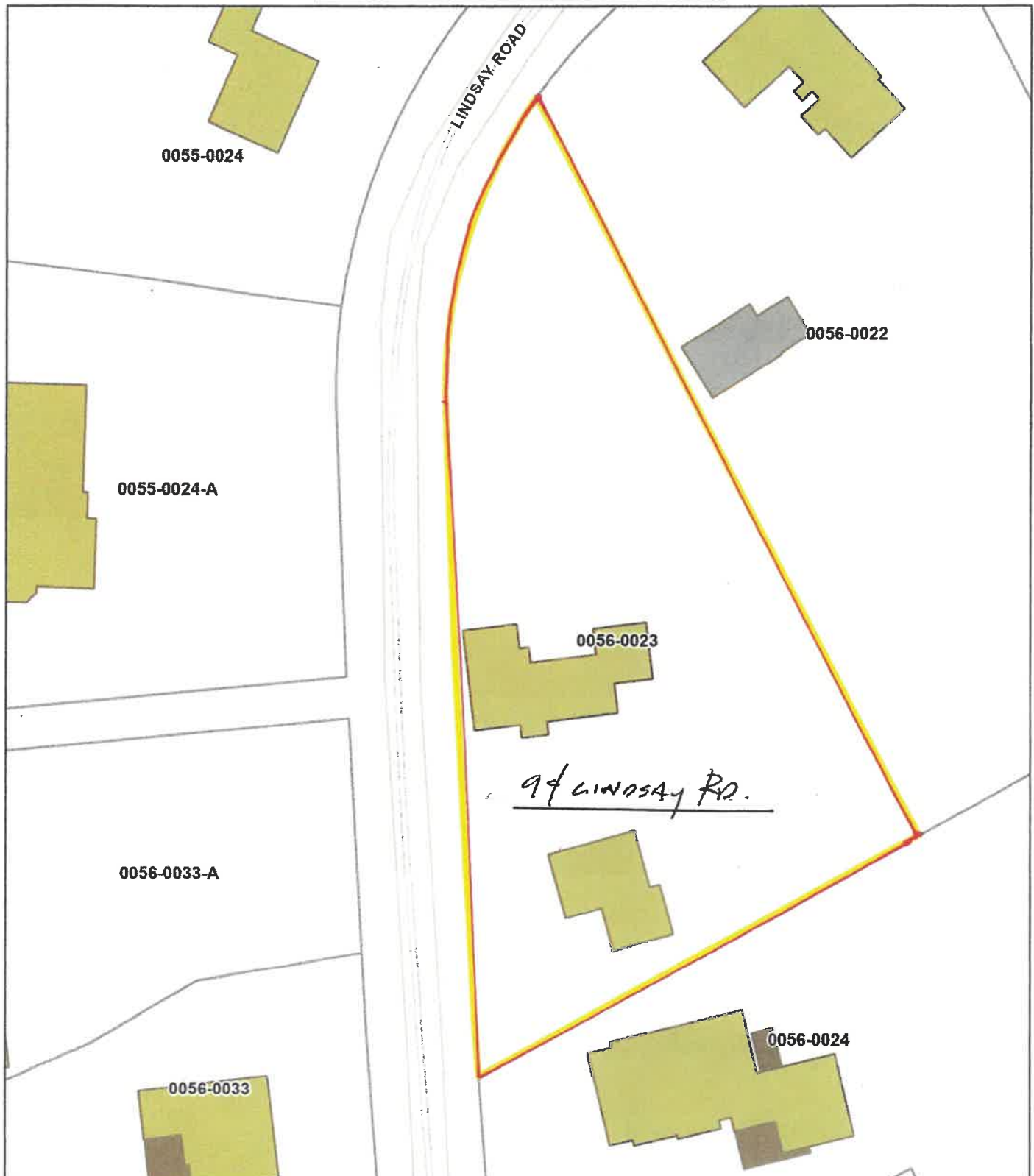
York, ME

1 inch = 50 Feet



www.cai-tech.com

October 20, 2025



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



October 20, 2025



York, ME

1 inch = 20 Feet



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



① EXISTING RESIDENCE



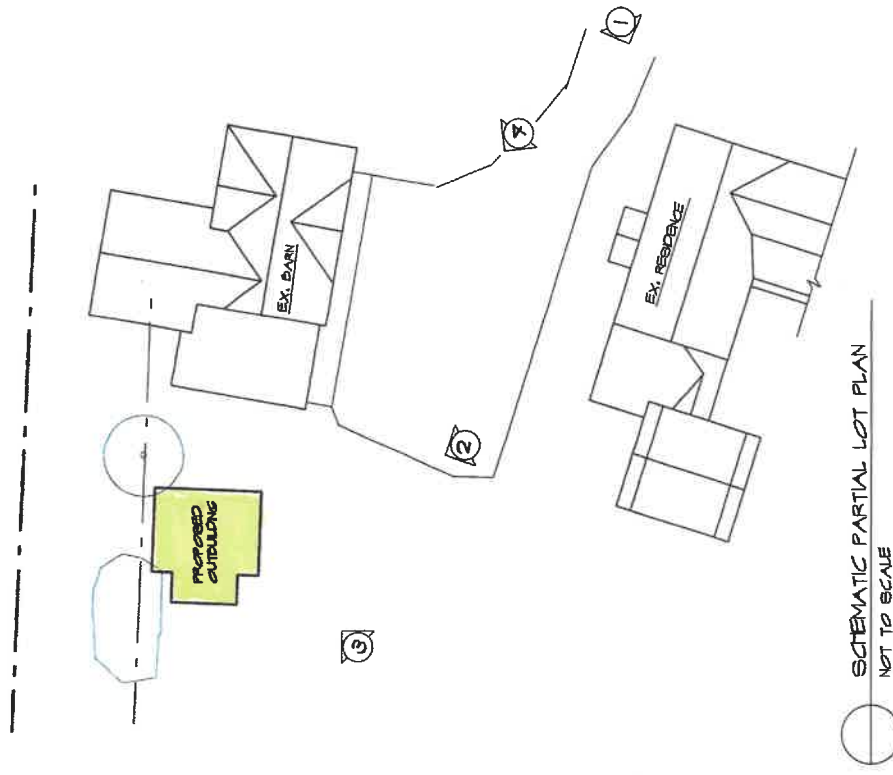
② OUTBUILDING LOCATION



③ EAST SIDE OF EXIST. BARN



④ FRONT OF EXIST. BARN



SCHEMATIC PARTIAL LOT PLAN
NOT TO SCALE

PHOTOS & SCHEMATIC PARTIAL LOT PLAN OUTBUILDING, DAVER RESIDENCE 94 LINDBAY ROAD YORK, MAINE		Project # 2508 Date: 11/4/25 Revisions:	1 OF 4
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W I N D O W S C H E D U L E

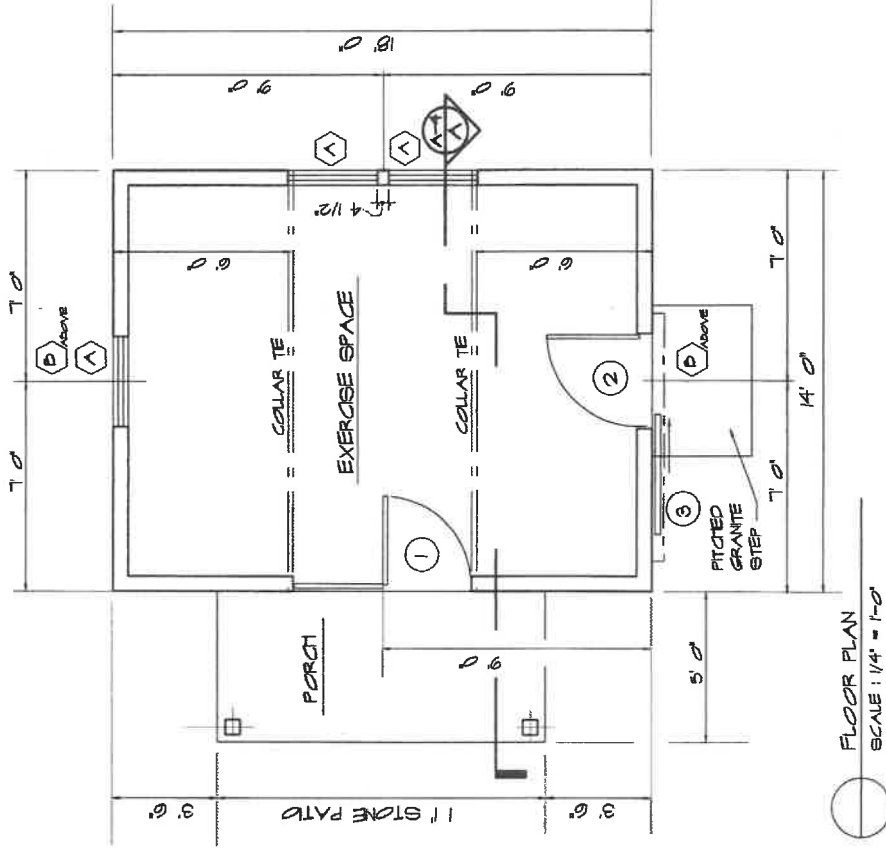
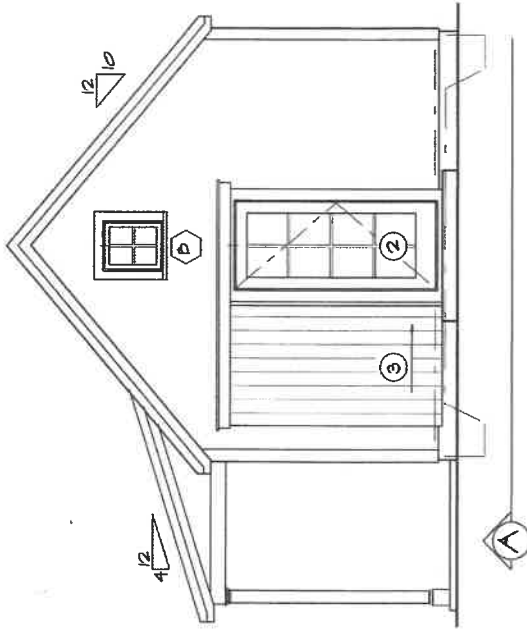
SYM.	UNIT	LITES	ROUGH OPENING	REMARKS	QUAN.
(A)	ELAWN 4123	8	3' 5" x 1' 11 5/8"	"MARVIN ELEVATE", Awning & Casement, 7/8" SDI, Insulated Glass, white interior, Cladding Stone White.	3
(B)	ELCAP 2123	4	1' 9" x 1' 11 5/8"	Ditto, Picture Unit	2

E X T E R I O R D O O R S C H E D U L E

SYM.	UNIT	LITES	ROUGH OPENING	REMARKS	QUAN.
(1)	ELFD 6068 OX	8	6' 0" X 6' 10 1/2"	"MARVIN ELEVATE", Inswing French Door, 7/8" SDI, Low E Glazing, white interior, Cladding Stone White.	1
(2)	ELFD 3068XR	8	3' 1 5/16" X 6' 10 1/2"	Ditto	1
(3)	48" x 84" custom	0	Surface Hung over French Door	Custom Painted Wood Sliding Barn Door V-Groove Finish	1

NOTES :

1. SUBMIT FINAL WINDOW ORDER & SLOP DRAWINGS TO ARCHITECT FOR APPROVAL BEFORE ORDERING



FLOOR PLAN, WINDOW
/ DOOR SCHEDULE
& ELEVATION A

OUTBUILDING, DAKAR RESIDENCE
94 LINDEAY ROAD
YORK, MAINE

681 Lexington St, Suite 22
Portland, ME 04108
603.771.1111
anne@whitneyarchitect.com

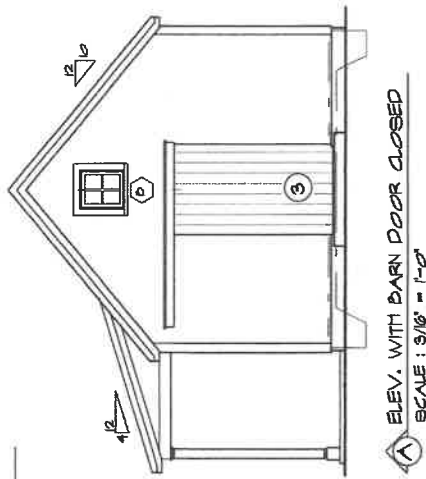
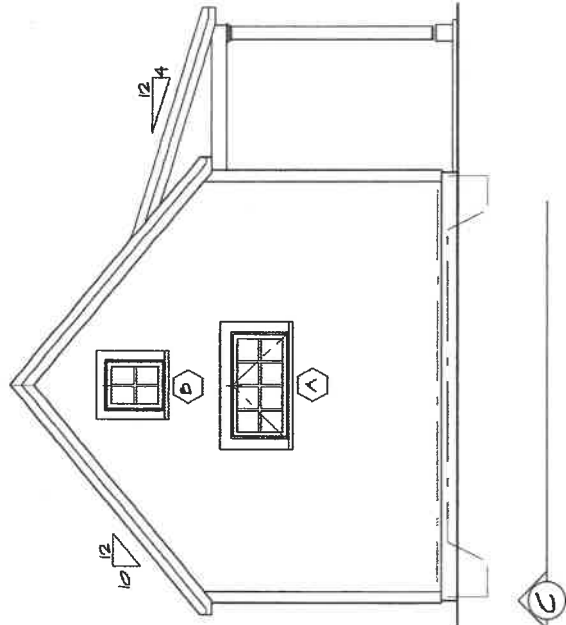
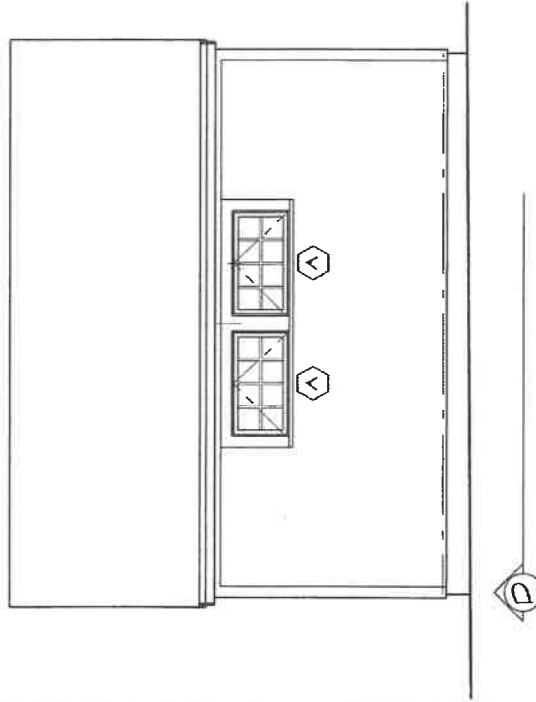
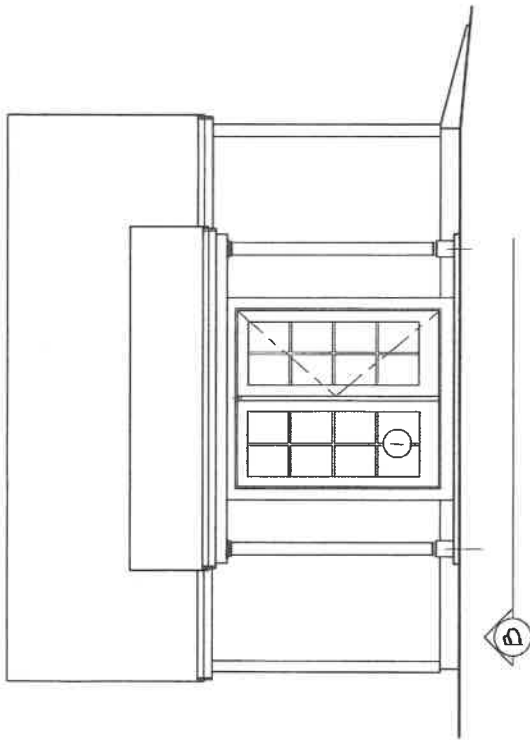
ANNE WHITNEY ARCHITECT

REVISIONS

Project: 2500

Date: 11/14/20

2 OF 4



ELEV. WITH BARN DOOR CLOSED
SCALE: 3/16" = 1'-0"

ELEVATIONS B, C & D
SCALE 1/4" = 1'-0"

ELEVATION NOTE:
DO NOT SCALE ELEVATIONS. FOR DIMENSIONS, DETAILS & MATERIALS,
SEE FLOOR PLAN & SECTION DRAWINGS

ELEVATIONS		2508	11/1/25
ANNE WHITNEY ARCHITECT		Project:	Date:
OUTBUILDING, BAKER RESIDENCE		Residence:	3 OF 4
94 LINDSAY ROAD		YORK, MAINE	

2 X 10 RIDGE

EXTERIOR WALL

PREPARED CEDAR DECKED SIDS, CLEAR, V/G
HYDRO-BAR RAINSCREEN, OR EQUAL
1 1/2" X 1" P WALL INSULATED SHEATHING
2 X 6 @ 16" OC
INSULATION, 1" ZIP WALL SHEATHING (R=6.0) & 3"
SPRAY IN PLACE POLYURETHANE (R=2.1), TOTAL R-21.0
1/2" GYP. DD. FINISH

ROOF

ARCHITECTURAL ASPHALT SHINGLES,
COVER BY FELT BUILDING PAPER
BITUMEN ICE & WATER SHIELD
• EAVES & SIDE WALL CONNECTIONS
5/8" PLYWOOD SHEATHING
INSULATION, 6" SPRAY IN PLACE POLYURETHANE NSU (R=42)
NEULATE TO RIDGE, NO VENTING REQUIRED.
RAFTERS 2 X 8
1/2" GYP. DD. FINISH OVER IX STAPLING

12
10

3' 6" W.N. RO

4 X 8 TINDER COLLAR TIES, SEE FLOOR PLAN

2 X 6

2 X 6

1 X 6 TAG CEILING

2, 2 X 8 BEAM
WITH 1/2" PLYWOOD
RANSOM CROWN
AZM - 6 9 3 4

1/2" 5" SQUARE COLUMN

4 X 4 PT POST

DAND MOLD
AZM - 2 1 7

1 X 8 BASE TRIM

STONE PAVERS

6' 10 1/2" W.N. & DOOR RO

8' 0" WALL HEIGHT

A SECTION
SCALE 1/2" = 1'-0"

SECTION A

881 Lexington St, Suite 32
Portsmouth, NH 03801
603-882-2327
anne@whitneyarchitect.com

ANNE WHITNEY ARCHITECT

OUTBUILDING, BAKER RESIDENCE

94 LINDBAY ROAD

YORK, MAINE

Project: 2508

Date: 10/22/20

Revisions:

A-4

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: Arundel Homes
MAILING ADDRESS: 1 Limerick Road
CITY: Arundel STATE: Maine ZIP: 04046
PHONE: 207-985-4122 FAX: 207-985-4199 EMAIL: Tracy@arundelhomes.com
☐ OWNER ☒ CONTRACTOR ☐ ARCHITECT ☐ OTHER _____

SECTION B – PROPERTY OWNER

NAME: Jean Puleo : Carol Kinsella
MAILING ADDRESS: 32 Pennymeadow Walk
CITY: Wells STATE: Maine ZIP: 04090
PHONE: 603-548-1671 FAX: _____ EMAIL: jeanpuleo@gmail.com

SECTION C – PROPERTY ADDRESS

PROPERTY ADDRESS: 287 Long Sands Road MAP/LOT: 0038 / 0097
☐ 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 see attached checklist(s) for additional required information.)

Demo existing home that is seasonal and build new two story year round modular home. This home will have 4 Bedrooms and 2 Bathroom. See Attached Plans: Specifications

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

Tracy Stone

DATE:

11/14/2025

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.



1 LIMERICK ROAD, ARUNDEL, ME 04046
PHONE 207 985-4122 FAX 207 985-4199
ARUNDELHOMES@ROADRUNNER.COM
WWW.ARUNDELHOMES.COM

DATE: 10/24/2025

To Whom It May Concern:

This letter is to inform that we Carol Kinsella & Jean Puleo hereby authorize Arundel Homes LLC to act on our behalf regarding the new construction and or renovations of our home and collect our permits, inspection forms etc. from the town of YORK ME in regards to our property located at 287 Longsands Road York, ME 03909.

If any clarification or verification is needed, please do not hesitate to contact us by phone 508-344-4910 or email Kinsella31164@yahoo.com
603-548-6171 JeanC Puleo@gmail.com

We give full consent in regards to this authorization.

Carol Kinsella

Print Name

10/24/2025

Date

Carol Kinsella

Signature

Jean Puleo

Print Name

10/24/2025

Date

Jean Puleo

Signature







Set 2





Set 2





































287 Long Sands Rd



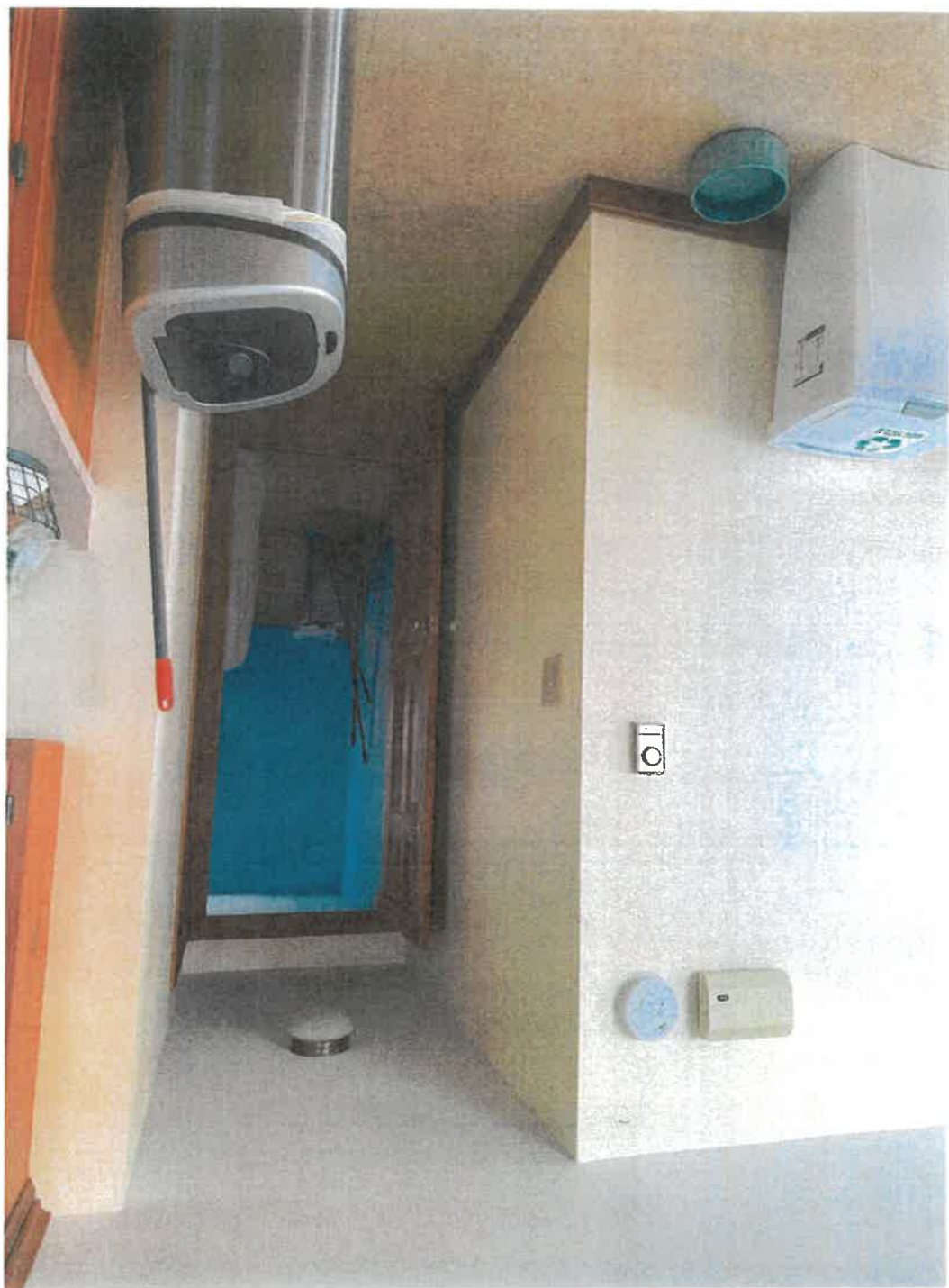
Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 100 ft

287 Long Sands Rd











Inside pics 1





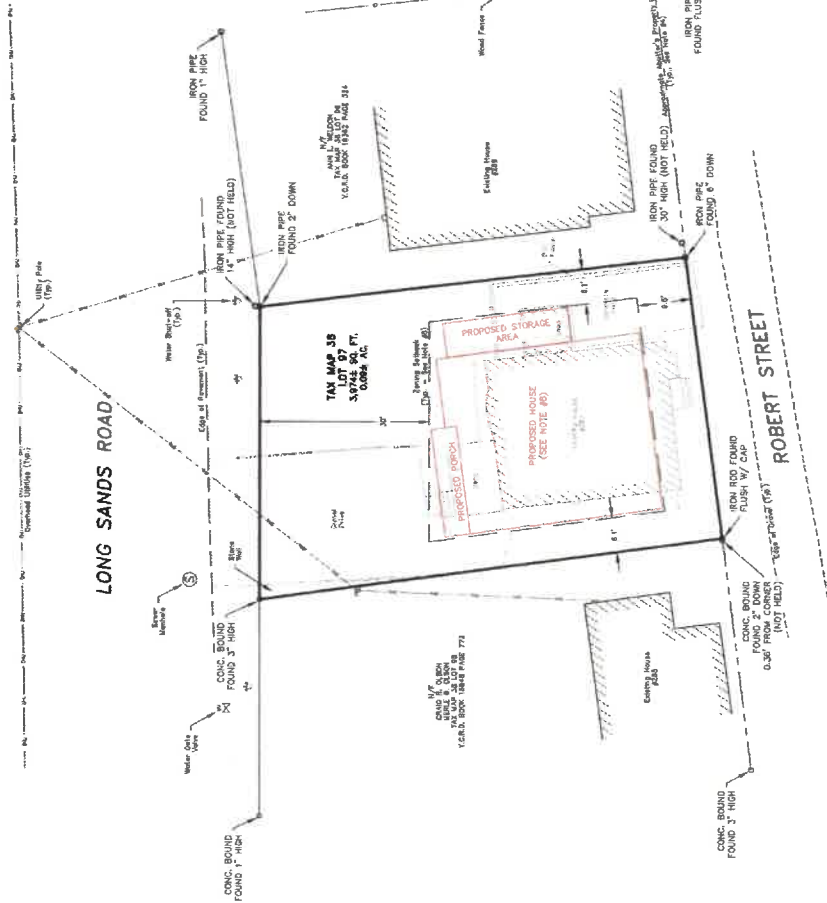






PLAN REFERENCES:

1. "PLAN OF LAND, MAP, J.A. PARCEL, 285 LONG SANDS ROAD, YORK, MAINE", PREPARED BY HUNNELL, BURKE & DESIGN, INC., DATED OCTOBER 26, 2022, PROJECT NO. 2399.
2. "PLAN SHOWING BOUNDARY LINE AGREEMENT BETWEEN MARION E. HODGES AND JAMES F. HODGES, JR., DATED AUGUST 15, 1953, ON RECORD AT THE Y.O.R.O. PLAN BOOK 173 PAGE 40.
3. "PLAN OF LAND, YORK, MAINE, YORK BEACH BIBLE CONFERENCE", PREPARED BY RICHARD PAGE, INC., C.E., DATED AUGUST 15, 1953, ON RECORD AT THE Y.O.R.O. PLAN BOOK 20 PAGE 17.
4. "ZONING CONDITIONS PLAN FOR PROPERTY AT 287 LONG SANDS ROAD, YORK, YORK COUNTY, MAINE, OWNED BY JEAN C. PULEO & CAROL J. KINSELLA", PREPARED BY NORTH EASTERLY SURVEYING, DATED FEBRUARY 23, 2023, PROJECT NO. 22850.



ZONING DATA PER TOWN OF YORK ZONING ORDINANCE (LAST AMENDED MAY 12, 2022):

ZONE: GENERAL DEVELOPMENT 3 (GD-3)
REQUIREMENTS WITH YEAR-ROUND BUILDING (WATER & SEWER)
 MINIMUM LOT AREA: 30,000 SQ. FT.
 MINIMUM LOT DEPTH: 100 FT.
 MINIMUM FRONT SETBACK: 30 FT.
 MINIMUM SIDE SETBACK: 10 FT.
 MINIMUM REAR SETBACK: 10 FT.
 MAXIMUM BUILDING HEIGHT: 35 FT.
 MAXIMUM BUILDING FOOTPRINT: 35 FT.
 MAXIMUM BUILDING HEIGHT: 35 FT.

PER 817.3.4.2

NOTES:

1. OWNERS OF RECORD:
 TAYLOR, PULEO & KINSELLA
 CAROL J. KINSELLA
 287 LONG SANDS ROAD
 DATED DECEMBER 18, 2008
 TAX MAP 38 LOT 97
2. TOTAL EXISTING PARCEL AREA:
 0.29 AC.
3. BASE OF BEARING IS FOR PLAN REFERENCE #1.
4. APPROXIMATE ADJUTANT'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN REFERENCE.
5. EASEMENTS AND EASEMENT RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
6. LOCUS PARCEL IS NON-CONFORMING, ZONING INFORMATION AND EASEMENTS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CURRENT ZONING REQUIREMENTS WITH THE TOWN OF YORK PRIOR TO DESIGN OF CONSTRUCTION.
7. EASEMENTS AND EASEMENT RIGHTS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND TESTIMONY PROVIDED THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
8. REFER TO DESIGN DOCUMENTS PREPARED BY PROFESSIONAL BUILDING SYSTEMS, INC., REVISED 8/22/2023.



PROPOSED SITE PLAN
 FOR PROPERTY AT
 287 Long Sands Road
 York, York County, Maine
 OWNED BY
 Jean C. Puleo
 Carol J. Kinella
 287 Long Sands Road, York, ME 03909

EVIDENCE OF PLAN:

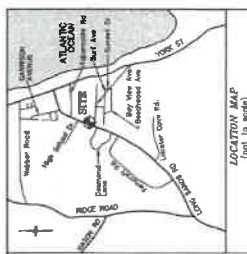
THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED IMPROVEMENTS FOR BUILDING PERMIT APPLICATION. THIS PLAN IS NOT A STANDARD SURVEY. IT IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONVEYANCE OR ANY OTHER TITLE PURPOSE.

REV	DATE	STATUS	BY	CHKD	APPD

FOR MORE INFO "TOWN OF YORK"

Tax Map 38 Lot 97

NORTH
EASTERLY SURVEYING
 SURVEYORS IN N.E. & MAINE 1081 GOODWIN ROAD, UNIT #1
 ELIOT, MAINE 03803
 (603) 499-8333
 SCALE: 1" = 10'
 PROJECT NO.: 2321/2023
 SHEET: 1 OF 1
 DATE BY: JCL
 CHECKED BY: JCL



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

YORK HISTORIC DISTRICT COMMISSION

Town of York, 186 York Street, York, Maine 03909, (207) 363-1000, www.yorkmaine.org

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

NAME: Walter Woods / Graystone Builders, Inc
MAILING ADDRESS: 764 US Route 1 ste 11
CITY: York STATE: ME ZIP: 03909
PHONE: 207-752-0062 FAX: _____ EMAIL: Lvt of sh2@yahoo.com
☐ OWNER ☒ CONTRACTOR ☐ ARCHITECT ☐ OTHER _____

SECTION B – PROPERTY OWNER

NAME: Brian + Cynthia Paul
MAILING ADDRESS: 23236 Albion Ave
CITY: Farmington Hills STATE: MI ZIP: 48336
PHONE: _____ FAX: _____ EMAIL: _____

SECTION C – PROPERTY ADDRESS

PROPERTY ADDRESS: 39 Main St MAP/LOT: 0023 / 0083
☐ 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 see attached checklist(s) for additional required information.)

PDF document attached

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

Walter O. Wood, Jr.

DATE:

11/20/25

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.

39 Main St, York Maine

Summary of Work- Demolish and remove existing structures at 39 Main St. to construct new dwellings that will meet the new greenway zone requirements in that area.

Current Structure to be demolished- 2 story home built in 1930 with a detached garage built later. Home has 4 brms and 2 bath and is 1,877 sq.ft. The home still has old electrical knob and tube wiring. The current foundation and support beams need reconstruction. Lead cast iron plumbing is also present in the home.

Realtor.com Listing link (for photos and other information)

https://www.realtor.com/realestateandhomes-detail/39-Main-St_York_ME_03909_M43641-31661

Vision Appraisal Link

<https://gis.vgsi.com/yorkme/Parcel.aspx?Pid=2556>

