

**Planning Board Meeting Minutes
Thursday, November 13, 2025; 7:00 P.M.
York Library Community Room**

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

5 Chair David Woods II called the meeting to order at 7:00 p.m. A quorum was established with
6 five voting members: Chair David Woods, Vice Chair Pete Smith, Board Secretary Gail Billet,
7 Wayne Boardman, and Steve Friedman. Alternate Crystal Tenney was present, while Alternate
8 Mark Cartier was not. Town Planner Brendan Summerville represented the Town Hall staff.
9 Patience G. Horton served as the recording secretary, working remotely from Town Hall
10 Streams. Votes were conducted via roll call.

2. Field Changes

13 No field changes had been submitted.

3. Public Forum

16 David Woods opened the Public Forum.

17 Martin Meyers from Three Cranberry Lane shared the history of the parcel at 66 Raydon Road.
18 He expressed concerns about the property's developer. He suggested the land should be
19 developed into affordable housing for families with children.

20 Without objection, David Woods closed the public forum.

4. Application Reviews

A. Union Bluff Hotel, Eight Beach Street

Map 0024, Lots 35, 36, and 3, owned by Giri York Union Property Inc.

The application seeks approval for the property owner to construct a 27,918-square-foot building addition, expanding the existing hotel from 40 to 81 rooms, adding more restaurant space, and constructing a two-story parking garage with 122 total spaces.

28 For the application Peter Heil, Acorn Engineering
29 Rachael Maloy, Mussacio Architects
30 George Setterberg, Giri Hotels Management

31 This application is under preliminary review. It was accepted as complete for review at a
32 previous meeting during which a public hearing was held.

33 Engineer Peter Heil outlined his plan for solid waste and trash pickup, which includes two
34 eight-yard dumpsters with compactors. He described the on-site loading area along Beach

35 Street, where all deliveries would be made through the front entrance. This was the primary
36 concern of tonight's discussion.

37 Architect Rachael Maloy presented plans and elevation drawings. She discussed comment
38 letters from reviewers Gorrill Palmer and Chris Di Matteo with the Board. Waiver requests and
39 other project details were reviewed.

- Motion: Pete Smith moved to postpone the application for Union Bluff Hotel, Eight Beach Street, Map 0024, Lots 35, 36, and 3 until sufficient materials are received. Wayne Boardman seconded the motion. Without further discussion, the motion passed 5-0.

B. 16 Fall Mill Extension, Open Space Conservation Subdivision

Map/Lot 0090 0064 A, owned by Christopher Mendoza

Amendment to an Approved Plan

This application requests approval for the property owner to amend the approved 1985 subdivision plan to include an additional dwelling unit and open space conservation land adjacent to the Kittery Water District. (GEN 2)-Item withdrawn by applicant on December 4, 2025.

C. Seven Marsh Brook Lane

Map/Lot 0099-0070-A, owned by the Pigeon Revocable Trust

This application seeks to amend the previously approved 2006 subdivision plan by adding one dwelling unit to the property.

55 For the application Joshua Schneier, Survey and Mapping, LLC

56 The owners are Walter and Nancy Pigeon. The property was subdivided initially and
57 consolidated into a single parcel around 2006. With tonight's proposal, they hope to divide the
58 property to create an additional buildable residential lot.

- Motion: Wayne Boardman moved to accept the amendment to an approved plan for Seven Marsh Brook Lane, Map/Lot 0099-0070-A, as complete for review. Pete Smith seconded the motion. Without further discussion, the motion passed 5-0.
- Motion: Wayne Boardman moved to open a public hearing for Seven Marsh Brook Lane, Map/Lot 0099-0070-A. Pete Smith seconded the motion. Without further discussion, the motion passed 5-0.

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

- Motion: Wayne Boardman moved to approve the amendment to an approved plan for Seven Marsh Brook Lane, Map/Lot 0099-0070-A, with the condition that the Findings of Fact be updated. Pete Smith seconded the motion. In the discussion, §6.4.26 was identified as irrelevant. The motion passed 5-0.

72 **5. Other Business**

73 There will be a joint Selectboard meeting on December 8, 2025, at 6:15 P.M.

74

75 **Minutes**

76 • Motion: Pete Smith moved to approve the Planning Board Minutes of Thursday,
77 October 23, 2025, as written. Gail Billet seconded the motion. Without further
78 discussion, the motion passed 5-0.

79 • Motion: Crystal Tenney (who had been temporarily assigned as a voting member)
80 moved to approve the Planning Board Minutes of Thursday, November 13, 2025, as
81 amended. Wayne Boardman seconded the motion. Without further discussion, the
82 motion passed 3-0-2 with Pete Smith and Steve Friedman abstaining.

83

84 **Adjourn**

85 David Woods adjourned the meeting at 8:48 P.M.