

PLANNING BOARD APPLICATION FORM



INSTRUCTIONS

This application form must be filled out completely and accurately for any application to the Planning Board. Attach additional information, plans, studies, etc. as required.

PROJECT INFORMATION

Project Name: 60 Main St Addition

Project Description: Adding 3 dwelling units to an existing 2-unit multi-family (5 total units).

New units will be built where existing 2 car garage is.

Street Address: 60 Main Street York Maine 03909

Tax Map(s) & Lot(s): 0020-0001-A

AUTHORIZED REPRESENTATIVE

Identify the one person who will be the primary contact for this project.

Name: Brian McNeice

e-mail: bmcneice15@gmail.com Phone #: 508-826-7431

PROPERTY OWNER(S)

Identify the owner or owners of all property involved in this application. Attach additional sheets if necessary. The property owner is the applicant.

Name: Brian McNeice

Mailing Address: 2 Eureka Avenue York Maine 03909

By signing, I certify that the information provided is true and accurate, and that my authorized representative, if applicable, has my consent to represent this application.

Owner's Signature:

Date: 10-31-2026

In the event there is more than one owner, all must sign. Attach additional sheets if necessary.

Dear Members of the Planning Board,

I am submitting this letter in advance of my preliminary sketch plan review for the property at 60 Main Street, where I am proposing to convert an existing two-family residence into five residential dwelling units through a modest addition.

This is an early concept review, and my goal at this stage is to receive the Board's guidance on the overall site layout, parking configuration, driveway access, and the appropriate level of documentation needed before a formal application is submitted.

The site is a fully developed, in-town lot with limited depth and existing physical constraints. The project does not involve subdivision, new roads, or expansion of municipal sewer infrastructure. The existing sewer service is adequate to support the additional units. The water service will be upgraded and individual water meters installed for each unit, coordinated with the York Water District and reviewed through standard permitting.

Given the scale of the project and the developed nature of the site, I anticipate requesting waivers from certain subdivision-level submission requirements, including but not limited to:

- Full tree and vegetation inventories
- Ledge and unsuitable-land mapping
- High or seasonal groundwater analysis
- Detailed upstream and downstream drainage studies
- Property-wide two-foot topographic contour mapping
- Rear-yard parking, which is physically infeasible due to lot depth and building placement

Parking is proposed in the front and side yard areas in a manner consistent with nearby Main Street properties. A second driveway on the southern end of the property has been reviewed and approved by the York Department of Public Works to improve circulation and reduce backing movements onto Main Street.

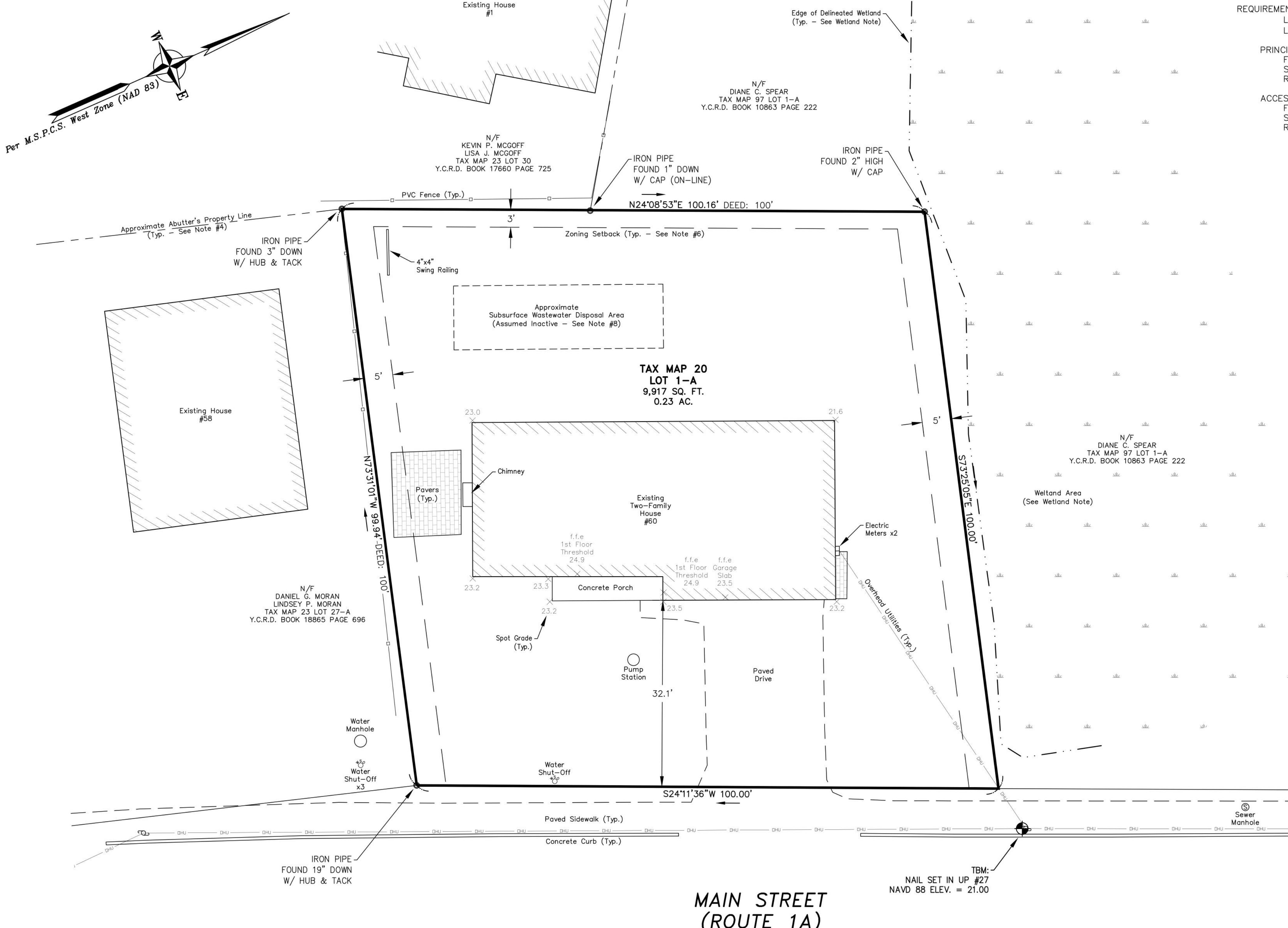
At this preliminary stage, I am seeking the Board's feedback on whether this general approach is appropriate and whether there are specific concerns or additional items the Board would like addressed before moving forward with a formal application.

Thank you for your time and consideration. I look forward to the Board's guidance.

Sincerely,



Brian McNeice
Eureka Avenue
York, Maine



ZONING DATA (SEE NOTE #6):

BASE ZONE: CHARACTER DISTRICT 4 (NEIGHBORHOOD CENTER) (CD-4)

REQUIREMENTS:

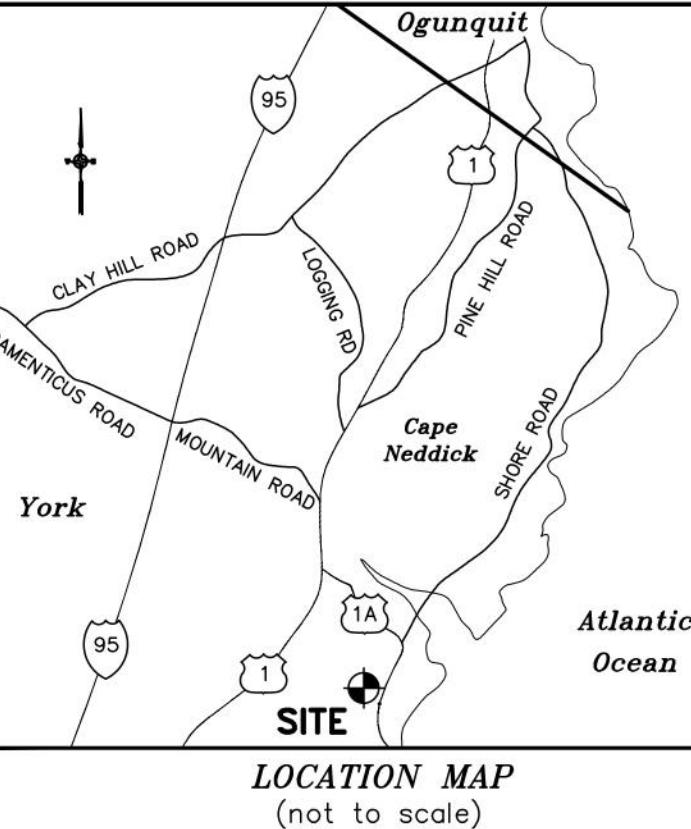
LOT/BUILDING SITE WIDTH: 25 FT. MIN., 100 FT. MAX.
LOT/BUILDING SITE COVERAGE: 80% MAX.

PRINCIPAL BUILDING

FRONT SETBACK: 0 FT. MIN., 20 FT. MAX.
SIDE SETBACK: 5 FT. MIN.
REAR SETBACK: 3 FT. MIN.

ACCESSORY BUILDING

FRONT SETBACK: 0 FT. MIN., 20 FT. MAX.
SIDE SETBACK: 0 FT. MIN.
REAR SETBACK: 3 FT. MIN.



EXISTING LOT/BUILDING SITE COVERAGE:

LOT AREA	9,917 SQ. FT.
BUILDING	1,788± SQ. FT.
PAVEMENT	699± SQ. FT.
PORCH	78± SQ. FT.
PAVERS	188± SQ. FT.
PUMP STATION LID	3± SQ. FT.
TOTAL	2,756± SQ. FT. (27.8%)

EXISTING BUILDING HEIGHT CALCULATION:

PEAK EAVE	49.0
EAVE	41.8
AVG. PEAK/EAVE	45.4
AVG. GRADE	=23.0
HEIGHT:	22.4'

NOTES:

- OWNERS OF RECORD:
TAX MAP 20 LOT 1-A
BRIAN MCNEICE
SARAH SALLESE MCNEICE
Y.C.R.D. BOOK 16225 PAGE 365
DATED DECEMBER 14, 2011
- TOTAL EXISTING PARCEL AREA:
TAX MAP 20 LOT 1-A
0.23 AC.
- BASIS OF BEARING IS MAINE STATE PLANE COORDINATE SYSTEM (NAD 83). VERTICAL DATUM IS NAVD 88 PER GPS OBSERVATION.
- APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
- EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
- ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES AND ARE DERIVED FROM YORK ZONING ORDINANCE AMENDMENT ARTICLE 10-1, ENACTED 11/5/2024. REFER TO THIS DOCUMENT FOR SPECIFIC REQUIREMENTS THAT MAY APPLY FOR ANY INTENDED DESIGNS/USES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF YORK PRIOR TO DESIGN OR CONSTRUCTION.
- THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
- REFERENCE IS MADE TO SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION, FORM HHE-200, PREPARED BY PETER DRUMMOND, SE #361, DATED 3/21/2009.

PLAN REFERENCES:

- "52 MAIN STREET CONDOMINIUM FOR PROPERTY AT 52 MAIN STREET, YORK BEACH, YORK COUNTY, MAINE, OWNED BY GILBERT MORAN", PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED 9/28/2015, ON RECORD AT THE Y.C.R.D. IN CONDO FILE 863 PAGE 1.
- "STANDARD BOUNDARY SURVEY & EXISTING CONDITIONS PLAN FOR PROPERTY AT 52 MAIN STREET, YORK BEACH, YORK COUNTY, MAINE, OWNED BY GILBERT MORAN", PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED 3/25/13, PROJECT NO. 13614.

EXISTING CONDITIONS PLAN

FOR PROPERTY AT
60 Main Street
York, York County, Maine

OWNED BY
Brian McNeice
Sarah McNeice
2 Eureka Avenue, York, ME 03909

North
W EASTERLY
SURVEYING

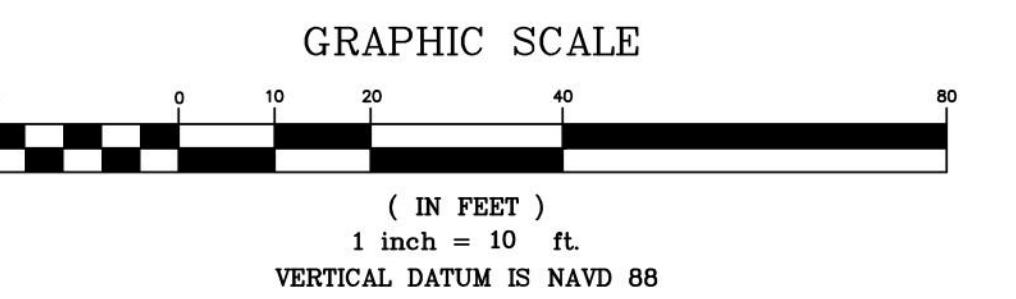
SURVEYORS IN N.H. & MAINE 1021 GOODWIN ROAD, UNIT #1
(207) 439-6333
ELIOT, MAINE 03903

SCALE:	PROJECT NO.	DATE:	SHEET:	DRAWN BY:	CHECKED BY:
1" = 10'	24-283	12/11/2024	1 OF 1	A.P.M.	P.L.A.
DRAWING No.: 24-283 Existing Conditions FIELD BOOK No.: "York #53"					

PRELIMINARY
NOT FOR PERMITTING
NOT FOR CONVEYANCE

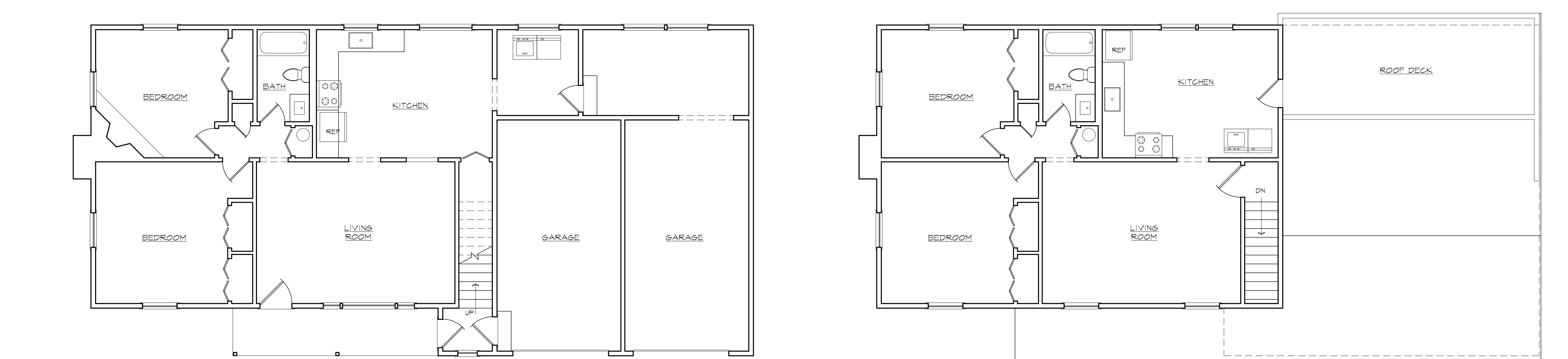
WETLAND NOTE:

THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, MAINE LICENSED SOIL SCIENTIST #209, ON 12/4/2024. THE FLAGS WERE LOCATED BY NORTH EASTERLY SURVEYING. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL", (1987) ALONG WITH THE REQUIRED "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION", (VERSION 2, JANUARY 2012).



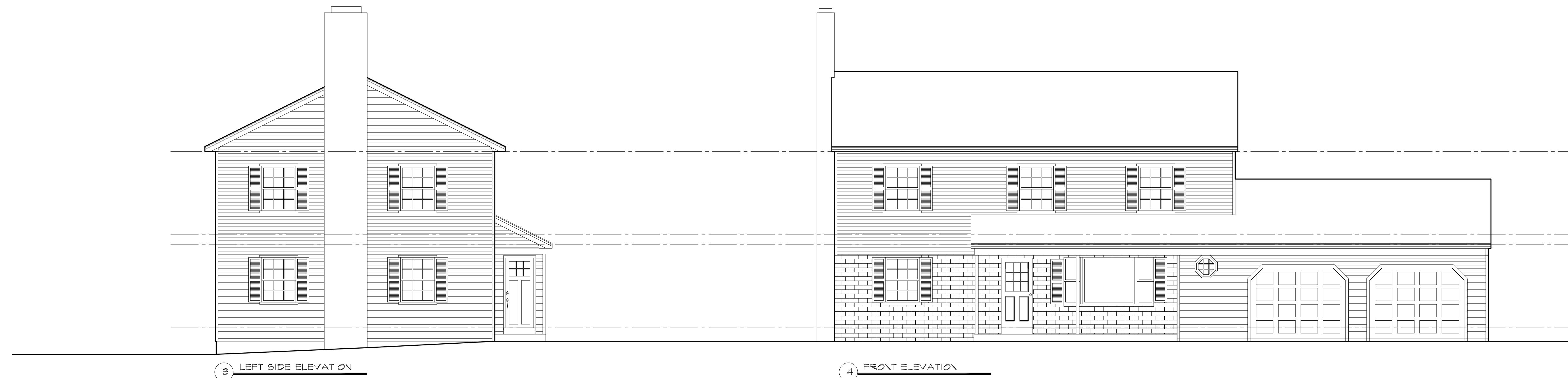
REV.	DATE	STATUS	BY	CHKD	APPD.

Tax Map 20 Lot 1-A



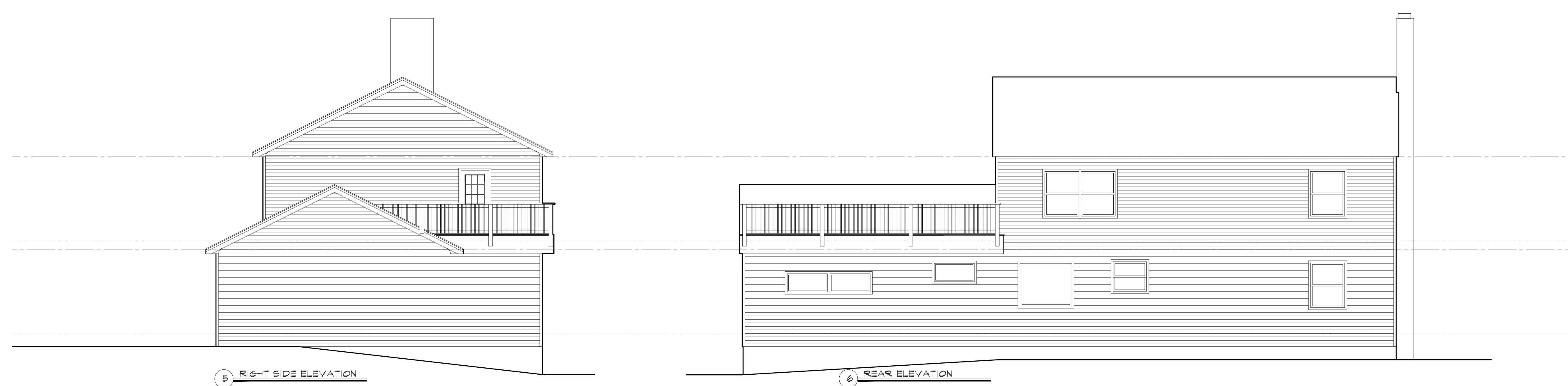
1 FIRST FLOOR PLAN

2 SECOND FLOOR PLAN



3 LEFT SIDE ELEVATION

4 FRONT ELEVATION



5 RIGHT SIDE ELEVATION

6 REAR ELEVATION

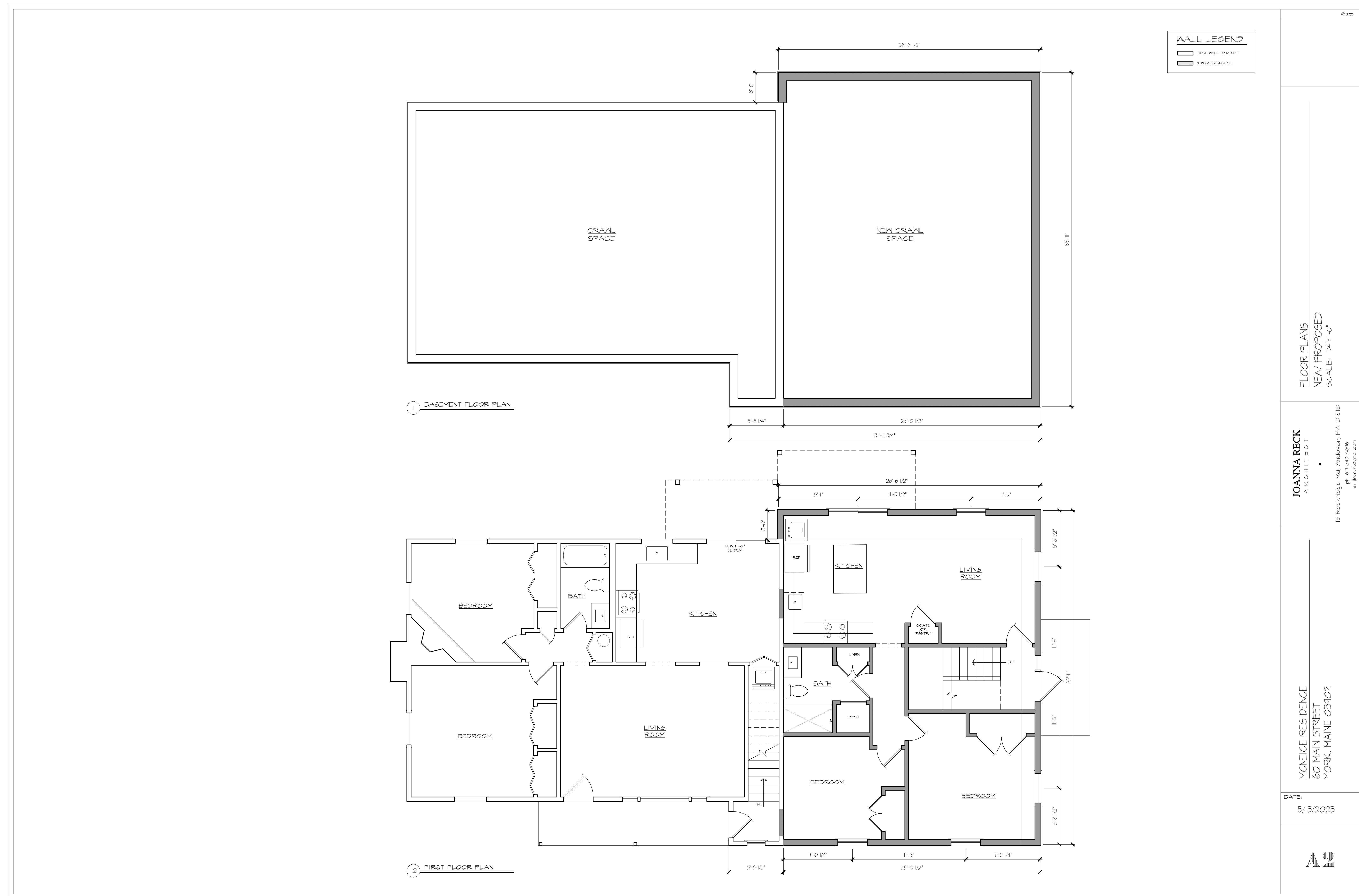
MCNEICE RESIDENCE
60 MAIN STREET
YORK, MAINE 03909

DATE:
5/15/2025

A 1

© 2025
JOANNA RECK
ROOF PLAN + ELEVATION
EXISTING/DEMOLITION
SCALE: 1/4"=1'-0"

15 Rockridge Rd, Andover, MA 01810
ph: 617-642-0616
e: jreck@gmail.com







2 RIGHT SIDE ELEVATION



3 REAR ELEVATION



1 FRONT ELEVATION

MCNEICE RESIDENCE
60 MAIN STREET
YORK, MAINE 03909

DATE:
5/15/2025

JOANNA RECK
ARCHITECT

15 Rockridge Rd, Andover, MA 01810
ph: 617-642-0616
e: jfrarch@gmail.com

EXTERIOR ELEVATIONS
NEW/PROPOSED
SCALE: 1/4"=1'-0"