
LONG MEADOW PLANNING & LANDSCAPE ARCHITECTURE, LLC

PEER REVIEW LETTER

February 12, 2026

York Planning Board
Brendan Summerville, Town Planner
Town of York
186 York Street
York, Maine 03909

Application: Carriage Landing Amended Plan— Graystone Builders, Inc.

294 York Street (Tax Map 50 Lot 122)

Site Plan Amendment Review

Review Status: New Preliminary and Final Application

Board members and Mr. Summerville,

The following information has been provided for preliminary and final plan review:

1. Application form dated 1/12/2026
2. Application Submittal: *RE: Site Plan & Subdivision Amendment Application, Carriage Landing – Bristol Pointe #2 (Tax Map 50, Lot 122) 294 York Street, York Maine...* Prepared by Attar Engineering Inc. 1/12/2026. Includes cover letter and submittal information; engineering plans, deed, easement, stormwater management report and other information.
3. Previously approved plan: *Carriage Landing – Bristol Pointe #2, 294 York Street, York Maine...* Prepared by Attar Engineering Inc. REV date 5/23/25.
4. Proposed Amended Site Plan (Plan set): *Carriage Landing – Bristol Pointe #2, 294 York Street, York Maine...* Prepared by Attar Engineering Inc. 1/9/2026 (includes overall site plan, existing conditions, proposed conditions, construction details, etc...)
5. Supplemental Information: *RE: Site Plan & Subdivision Amendment Application Checklist, Carriage Landing – Bristol Pointe #2 (Tax Map 50, Lot 122) 294 York Street, York Maine...* Prepared by Attar Engineering Inc. 1/22/2026.

With review of the above information and the Town's Zoning Ordinance and the Site Plan and Subdivision regulations, I offer the following comments on compliance with the Town's land use and development provisions.

PROJECT DESCRIPTION

The applicant is seeking to amend the recently approved amended site plan (June of 2025) in order to provide additional on-site parking and amend the stormwater management design as it relates to connections with the Town's stormwater easement. In addition, the proposed propane tank

location, dumpster and associated plantings have also been modified. The site is located in the York Village Center-1 zoning district, with access to public water and sewer.

REVIEW SUMMARY/HIGHLIGHTS

The application is before the Planning Board as required by the Zoning Ordinance (Sec. 4.3 and Sec. 18.15) for review of non-residential development (site plan) and review of the creation of three or more dwelling units (subdivision). The following is a summary of the review comments:

1. The application appears to be complete when considering waivers, however, at the time of finalizing the review there were none.
2. An ADA accessible route and ADA parking at the rear of the property has been maintained.
3. The proposed changes includes the location of the propane tank. This location should be reviewed and approved by the Fire Chief prior to final approval, per both the Site Plan and Subdivision Regs and the Zoning Ordinance.
4. The proposed changes includes stormwater management that may or may not affect the Town's stormwater management and as such should be reviewed and approved by the Department of Public Works prior to final approval.
5. The coverage for the site exceeds the maximum 75% for the district, however, there is an allowance to increase the coverage with Planning Board approval.

COMPLETENESS REVIEW

The applicant has submitted an application checklist for the Board's consideration. This being an application for an amended plan, not all the required submittal items are applicable. The Board should review and determine if it concurs with the applicant's assessment. The following are items that need to be addressed:

1. 6.3.26 A letter from the Fire Chief.
2. 6.4.5 Soliciting comment from the Public Works and Fire Chief

COMPLIANCE WITH THE TOWN'S ORDINANCES

1. Lot Coverage/Impervious Surface Ratio: The applicant will need to demonstrate compliance to Sec. 5.2 Schedule of Dimensional Standard. The requirement in this zone is a maximum of 75% coverage/impervious surface. See note 12 for calculations on sheet 1, *Overall Site Plan Amendment*. The applicant is increasing the coverage from less than the 75% to over 80%. The applicant is requesting the Board to approve this as permitted in the ordinance, Section 5.2.2 footnote x, that states: *The maximum lot coverage may be increased up to 100% if the owner provides innovative stormwater design using low impact development*

(LID), public space, and/or innovative landscape design as approved by the Planning Board.
The Planning Board will need to determine if this has been met.

2. Section 7.22 Hazardous Materials (SPSR) & Sections 6.1.9 Explosive Materials and 7.12 Propane Tanks (YZO). Since the amended plans include a new location for the propane tank, these provisions appear to be pertinent and require review and approval by the Fire Chief.
3. Engineering Peer-review. Gorrill Palmer has reviewed the application and their comments are attached.

WAIVER REQUESTS

None requested.

CONCLUSION

The application submitted appears to be mostly in order with the exception of the comments regarding review and approval by Public Works and Fire Chief, which, perhaps can be addressed with a condition of approval. The proposed changes appear to be minimal in scope, however, review and comment by public works and fire department are needed to demonstrate compliance with the ordinance.

Feel free to contact me with questions.

Best regards,



Christopher Di Matteo
Principal

Engineering Review Memorandum

To: Brendan Summerville, Town Planner
From: Will Haskell, PE, Gorrill Palmer
Date: February 12, 2026
Subject: Site Plan and Subdivision Amendment Application
Project: Carraige Landing – Bristol Pointe #2 (GP JN 328167.01)
Location: 294 York Street, York, ME
Applicant: Graystone Builders, Inc. and York Building & Design Center, Inc.

Brendan,

Gorrill Palmer reviewed the following materials that were downloaded from the Applicant. We assume that you will forward our comments to the Applicant/Design Engineer or incorporate into your review comments.

1. 294 York Street Amendment Attachments Package, dated January 12, 2026, prepared by Attar Engineering, Inc.
2. 294 York Street Amendment Plan Set (containing 8 sheets), dated January 22, 2026, prepared by Attar Engineering, Inc.
3. 294 York Street Amendment Supplemental Plan Set (containing 8 sheets), dated January 12, 2026, prepared by Attar Engineering, Inc.

We have reviewed the materials for conformance with the technical engineering portions of the Town of York Ordinance and generally accepted civil engineering standards and offer the following comments.

We have reviewed the waiver requests of the Site Plan and Subdivision Ordinance listed in the Application and provided comment on waiver requests of civil infrastructure standards. Final approval of all waiver requests shall be made by the Planning Board.

Stormwater:

1. The stormwater management system has been revised to separate the stormwater runoff from York Street and runoff generated from the proposed site. As currently modeled, the proposed stormwater detention system reduces the post-development peak flow rate from the pre-development peak flow rate at the receiving wetlands for the 2-year and 100-year, 24-hour storm event as required by Section 9.8.2 of the Site Plan and Subdivision Ordinance. Confirm that the post-development peak flow is still below the pre-development after addressing the following comment.
2. Pond 4P in the HydroCAD model represents the proposed subsurface CMP detention area. Revise the stone bed size in the model to match the reduced detention size shown on the plans.
3. Confirm the grading does not create a low point where the underground propane tank is proposed. Additional spot grades may be needed to show the runoff flow direction.
4. The proposed slope along the southern end of the parking lot will impact the existing 3-foot wide riprap drainage swale. Revise the drainage swale to remain functional with the proposed slope.



STRUCTURAL



FALL PROTECTION
SAFETY



TRANSPORTATION



SITE DESIGN



SURVEY



WATER
RESOURCES



TECHNOLOGY
& INNOVATION



Post-Construction Stormwater Management:

5. We note that this site is located inside the Town's Urbanized Area. The project will not disturb one or more acres of land and does not trigger review under Maine DEP's Chapter 500, therefore this project is not subject to the Town's Post Construction Stormwater Ordinance.

General:

6. General Note 12 on Sheet 1 states that greater than 75% (80.1%) of the land suitable for development is proposed to be developed. Per Zoning Ordinance §5.2.2, Footnote X, "The maximum lot coverage can be increased up to 100% if the owner provides innovative stormwater design using low impact development (LID), public space, and/or innovative landscape design as approved by the Planning Board." The proposed subsurface detention and a membrane filter are not listed as LID practices in Chapter 10 of MaineDEP's BMP Manual, however, given that the Applicant has provided stormwater quality treatment above the standards of the Site Plan and Subdivision Ordinance we have no technical concerns with the increase in lot coverage over the allowed 75%. The Planning Board shall make the final determination of approval for waivers and rule variances.
7. A 1:1 slope is proposed on the backside of the parking lot to the east and south. While we didn't call this out in the previous submission, we recommend riprap be utilized to stabilize the slope.
8. We recommend the 1:1 slope adjacent to the parking lot terminate at the top of the proposed bituminous curb to provide backing support for the curb.

Please let us know if you want to review and discuss any of the comments.

Sincerely,

Gorrill-Palmer

Will Haskell, PE
Municipal Operations Leader, New England

Ben Nault, EI
Design Engineer