



CIVIL ◆ STRUCTURAL ◆ MARINE

Mr. Dylan Smith, Planning Director
Mr. Brendan Summerville, Town Planner
Town of York, Maine
186 York Street
York, ME 03909

January 22nd, 2026
Project No. 24008

**RE: Site Plan & Subdivision Amendment Application Checklist
Carriage Landing – Bristol Pointe #2 (Tax Map 50, Lot 122)
294 York Street, York, Maine**

Dear Mr. Smith & Mr. Summerville:

On behalf of Graystone Builders, Inc. and York Building & Design Center, Inc. (c/o Walter Woods), I am providing the requested Application Checklist to demonstrate the submitted content complies with the Site Plan and Subdivision requirements for the proposed Amendment. This Checklist has been prepared as follow-up to an Application Review meeting on January 22nd held with Town Staff, the Applicant, and the Applicant's Design Engineer.

Amendment Submission Requirements per Site Plan & Subdivision Regulations, §6.3:

- §6.3.2 – Boundary Survey provided as Sheet #1 of “Supplemental Plan Set” document.
- §6.3.3 – Existing Conditions Plan provided as Sheet #2 in Plan Set of prior approvals from 2025. Not included in 2026 Amendment application due to no revised content.
- §6.3.4 – Natural Features Preservation details provided in Landscaping Plan, Sheet #9 (Page #8) of “Amendment Plan Set Sheets” document.
- §6.3.5 – Impact Statement provided in Cover Letter narrative of prior approvals from 2025. Not included in 2026 Amendment application due to no change in scope of impacts.
- §6.3.6 – Proposed Development Plan provided as Sheet #1 (Page #1) of “Amendment Plan Set Sheets” document.
- §6.3.7 – Grading and Landscape Designs provided as Sheets #3 and #9 (Pages #2 and #8, respectively) of “Amendment Plan Set Sheets” document.
- §6.3.8 – Traffic Assessment provided in Cover Letter narrative of prior approvals from 2025. Not included in 2026 Amendment application due to no change in scope of trip generators of the development.
- §6.3.9 – Deed provided as Pages #5 & #6 of “Amendment Attachments” document.
- §6.3.10 – Not Applicable due to Applicant also being the Property Owner.
- §6.3.11 – Easements and Rights-of-Way of Record provided as Pages #7 thru #11 of “Amendment Attachments” document.
- §6.3.12 – Not Applicable due to Parcel not residing within Watershed of a Great Pond.
- §6.3.13 – Not Applicable due to Parcel not containing any Scenic Resources identified for protection in the Comprehensive Plan.

- §6.3.14 – Statements on Historical and Archaeological Resources provided in Attachments Package of prior approvals in 2025. Not included in 2026 Amendment application due to no change in scope or use.
- §6.3.15 – USGS & Watershed Map provided as Page #12 of “Amendment Attachments” document.
- §6.3.16 – Statements from MDIFW and MNAP provided in Attachments of prior approvals in 2025. Not included in 2026 Amendment application due to no change in scope or use.
- §6.3.17 – Existing Streets Information provided on Sheet #1 (Page #1) of “Amendment Plan Set Sheets” document.
- §6.3.19 – Not Applicable as no lot lines are proposed to be created.
- §6.3.20 – Not Applicable as no land is proposed to be dedicated to public use.
- §6.3.22 – Not Applicable as Parcel does not reside within a flood-prone area.
- §6.3.24 – Sewage Disposal information provided in General Note #8 on Sheet #1 (Page #1) of “Amendment Plan Set Sheets” document.
- §6.3.25 – Water Supply Information provided in General Note #8 on Sheet #1 (Page #1) of “Amendment Plan Set Sheets” document.
- §6.3.26 – Fire Chief Letter provided in Attachments Package of prior approvals in 2025. Not included in 2026 Amendment application due to no change in scope or use. “Fire Department Project Safety Requirements” notes package from prior approvals of 2025 retained on Sheet #1 (Page #1) of “Amendment Plan Set Sheets” document.
- §6.3.27 – Stormwater Narrative and Report provided as Sheets #7 & #8 (Pages #6 & #7) of “Amendment Plan Set Sheets” document, as well as Pages #15 thru #78 of “Amendment Attachments” document.
- §6.3.28 – Existing and Proposed Utility Information provided on Sheet #3 (Page #2) of “Amendment Plan Set Sheets” document.
- §6.3.29 – Temporary Markers not provided but can be field-located upon request.
- §6.3.30 – Sight Distance Information provided on Sheet #1 (Page #1) of “Amendment Plan Set Sheets” document.
- §6.3.32 – Waiver Requested for High Intensity Soil Survey, included as separate Cover Letter document on Pages #79 & #80 of “Amendment Attachments” document.
- §6.3.33 – Not Applicable as Development proposes less than 40 parking spaces and less than 400 vehicle trips per day generated.
- §6.3.34 – Waiver Request Document provided on Pages #79 & #80 of “Amendment Attachments” document. The Applicant notes that the requested waivers are the same as those that were granted as part of the prior approvals in 2025.
- §6.3.35 – Review Fee Calculation document not prepared for the 2026 Amendment, as Amendment Applications are a flat fee per §2.3.1.

Supplemental Submission Requirements per §6.4:

- §6.4.15 – Soil Erosion and Sedimentation Control Plan provided as Sheet #4 (Page #3) of “Amendment Plan Set Sheets” document.
- §6.4.17 – Hydrogeologic Assessment Not Applicable as Parcel is served by Public Sewer.
- §6.4.27 – Draft Findings of Fact provided as Pages #81 thru #86 of “Amendment Attachments” document.
- §6.4.28 – Statement of Financial Capacity provided as Page #87 of “Amendment Attachments” document.

We look forward to discussing this project with Town Staff and Planning Board members at their next available meeting. If any additional information is required, please contact me. Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael J. Sudak".

Michael J. Sudak, E.I.
Staff Engineer

24008 Checklist Amend 22Jan2026.doc