

**Planning Board Meeting Minutes  
Monday, January 5, 2026; 7:00 P.M.  
York Library Community Room**

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

Chair David Woods II called the meeting to order at 7:00 p.m. A quorum was established with five voting members: Chair David Woods, Vice Chair Pete Smith, Board Secretary Gail Billet, Wayne Boardman, and Steve Friedman. Alternate Crystal Tenney was present, while Alternate Mark Cartier was absent. Town Planner Brendan Summerville represented the Town Hall staff. Patience G. Horton served as the recording secretary, working remotely via Town Hall Streams. Votes were conducted via roll call.

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**2. Field Changes**

**Grand View Motel, 800 York Street  
Map/Lot 0038/0055**

Representing Grand View      Geoff Aleva, Civil Consultants

The applicant planned to construct a new stair tower to connect the existing building to the new building. The stair tower was designed as an open-air wooden structure with multiple levels. The State Fire Marshall wanted the stairway to be enclosed. They have adjusted the design without changing the lot coverage.

- Motion: Pete Smith moved to approve the field change for the Grand View Motel, 800 York Street, Map/Lot 0038/0055, as presented. Wayne Boardman seconded. Without further discussion, the motion carried 5-0.

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**3. Public Forum**

David Woods opened and closed the Public Forum. No one came forward to speak.

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**4. Application Reviews**

**A. 60 Main Street—Sketch Plan**

**Map/Lot 0020-0001-A owned by Brian McNeice**

**This application is for a sketch plan review of a proposed subdivision that would convert the existing two-family home into a five (5)-dwelling-unit multifamily home. The property is located within the CD-4 zone of the York Beach Greenway District.**

For 60 Main                      Joanna Reck, Joanna Reck Architect  
   Brian McNeice

This is an existing two-family home with a single-story garage. Joanna Reck described the effort to match the new addition to the original house.

- Motion: Wayne Boardman moved to accept the multi-family building at 60 Main Street, Map/Lot 0020-0001-A, for sketch plan review. Wayne Boardman seconded. Without further discussion, the motion carried 5-0.

Brendan Summerville's review letter outlined the outstanding issues. The building's façade does not meet the front setback requirement, and the project cannot meet the parking standards. The Board members discussed various approaches to the problem, but ultimately, Joanna Reck and Brian McNeice concluded that, as currently presented, the project is not feasible.

**B. 985 & 995 US Route 1—Sketch Plan**

**Map/Lot 0094-0075A and Map 30A, Lots 18 & 29, owned by Andres Wang**

**This is a sketch plan review for a proposed mixed-use development on US Route 1 within the DC-4 zone of the York Beach Greenway District. The proposed development will include restaurant space on the first floor and four dwelling units on the second floor.**

For the project           Geoff Aleva, Civil Consultants

Geoff Aleva described the 125-seat restaurant with employee apartments on the second floor, located at the corner of Rogers Road and Route 1. Brendan Summerville said the plans comply with the ordinance. The Planning Board systematically reviewed the plans with Geoff and provided positive feedback. After the discussion, it was clear that Geoff was off to a strong start.

**C. Electric Light—Site Plan, One Morgan Way**

**Map/Lot 0099-0044 owned by BKR, LLC (Final Site Plan Review)**

**This application seeks final approval for a 48' x 125' garage/shop addition to an existing structure, along with associated site improvements within the GEN-2 zone.**

For Electric Light       Tim DeCoteau, Planning Consultant  
Wyatt Page, Attar Engineering

Some changes had been made in response to Chris Di Matteo's comments, and additional changes were discussed and agreed upon during the meeting. New handouts were also provided.

- Motion: Pete Smith moved to waive Section 5.10 of the Site/Sub Regulations, which requires 17 days' advance notice for any submittal of material, for Electric Light, One Morgan Way, Map/Lot 0099-0044. Wayne Boardman seconded. Without further discussion, the motion carried 5-0.
- Motion: Pete Smith moved to waive the requirements of Section 6.4.17.6 to show any wells or septic systems within the 200-foot radius of the property for Electric Light, One Morgan Way, Map/Lot 0099-0044. Wayne Boardman seconded. Without further discussion, the motion carried 5-0.

- Motion: Pete Smith moved to waive the requirements of Section 6.4.20 to use NGBD 1929 measurements for Electric Light, One Morgan Way, Map/Lot 0099-0044. Wayne Boardman seconded. Without further discussion, the motion carried 5-0.

- Motion: Pete Smith moved to accept the application for Electric Light at One Morgan Way, Map/Lot 0099-0044, for final review. Gail Billet seconded. Without further discussion, the motion carried 5-0.

- Motion: Pete Smith moved to open the public hearing for Electric Light, One Morgan Way, Map/Lot 0099-0044. Wayne Boardman seconded. Without further discussion, the motion carried 5-0.

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

The Board reviewed and discussed Chris Di Matteo's comments with the applicant.

- Motion: Pete Smith moved to approve the application from Electric Light, One Morgan Way, Map/Lot 0099-0044, with the following conditions.

1. That Gorrill Palmer accept the performance guarantee bond amount prior to issuance of a building permit.
2. That a plan note be added that clearing will not exceed 25% in the Shoreland.
3. That a spot grade is to be added to address Gorrill Palmer's comments in the letter of December 17, 2025.

Steve Friedman seconded. Without further discussion, the motion carried 5-0.

Tim and Wyatt thanked the Board.

## **5. Other Business**

### **A. Review—Conservation Commission Letter of Invitation**

The Conservation Commission would like two Planning Board members to work with them on a previous open space document. Wayne Boardman and Crystal Tenney volunteered for the job.

### **B. Findings of Fact**

- Motion: Pete Smith moved to approve the Findings of Fact for Seven Marsh Brook Lane, as amended. Wayne Boardman seconded. Without further discussion, the motion carried 5-0.

## **6. Minutes**

- Motion: Pete Smith moved to approve the Minutes for Thursday, December 4, 2025, as amended. Gail Billet seconded. Without further discussion, the motion carried 5-0.

- Motion: Wayne Boardman moved to approve the Minutes of Monday, December 8, 2025, as amended. Gail Billet seconded. Without further discussion, the motion carried 5-0.

- 110       • Motion: Pete Smith moved to approve the Planning Board Minutes for Thursday,  
111       December 11, 2025, as amended. Wayne Boardman seconded. Without further  
112       discussion, the motion carried 5-0.

113       **7. Adjourn**  
114       9:39 P.M.

115       The next meeting is January 22, at Town Hall.