

York Planning Board Meeting
Thursday, March 23, 2023; 7:00 P.M.
Zoom

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

Chair Wayne Boardman called the meeting to order at 7:00 P.M. A quorum was determined with four members voting: Chair Wayne Boardman, Vice Chair David Woods II, Board Secretary Pete Smith and Brian Trafton. Land Use Planner DeCarlo Brown represented Town Hall staff. Chris Di Matteo was the peer reviewer. Patience Horton was the recording secretary working remotely from Zoom on Town Hall Streams. Votes were taken via roll call.

2. Public Forum

Chair Wayne Boardman opened the Public Forum. **Carolyn Brennan** did not understand Zoom technology and was unable to speak into the record. Wayne Boardman recommended she communicate directly with the Planning Office, possibly with an email.

Jean Scott wished to speak about Briston Pointe 2. She was asked to wait for that application review later in the meeting.

Without objection, Wayne Boardman closed the Public Forum.

3. Field Change

There were no Field Changes.

4. Application Reviews

**A. Gulf Hill Subdivision Amendment, 1780 U.S. Route 1
Map/Lot 0100-0027, owned by DLJ Corp
(Amendment—Final) This application is for a revision to a site-plan
subdivision for grading changes to Zoe’s Way**

Representing Gulf Hill: Neil Rapoza, Civil Consultants

Neil Rapoza summarized the plan to regrade an intersection in the subdivision to make a more efficient roadway. He reported that the review engineer had had no issue with the stormwater plan, which required relocation of a catch basin; however, the reviewing engineer had not yet signed off on the plan.

- Motion: Pete Smith moved to accept the amendment for Gulf Hill Subdivision, DLJ Corp, Tax Map 100, Lot 27, as presented for review. David Woods II seconded the motion.

In discussion, Wayne Boardman acknowledged that there were no issues identified with accepting the application as complete.

The motion passed 4-0.

Chris Di Matteo reported that Gorrill Palmer had minor corrections that were made. Public Works had okayed the amendments to the plan.

- Motion: Pete Smith moved to approve the application for an amendment to a plan for Gulf Hill Subdivision, DLJ Corp, Tax Map 100, Lot 27, with the conditions that:
 - 1 All outstanding fees are paid,
 - 2 A preconstruction meeting will be held with the Town, and
 - 3 A DEP permit is received.

Brian Trafton seconded the motion. Without further comments, the motion carried 4-0.

**B. 192 York Street Residential Conversion, 192 York Street
Map/Lot 0050-0043, owned by 192 York Street LLC
(Site Plan—Preliminary/Final) This application is to convert an existing
second-floor office into a residential apartment.**

For 192 York Street: Drew Fitch, owner

Drew Fitch summarized the project. The change will bring the number of residential units in the building to 12. The conversion entails addition of a kitchen and renovations to the previous office space.

Chris Di Matteo said that as required in §6.4.7, a site plan must be submitted to register the proposed changes and improvements. The use change and new parking layout have not been identified. Mr. Fitch was instructed to have formal plans drawn by a professional engineer before returning to the Planning Board.

- Motion: Pete Smith moved to not accept the application for 192 York Street, Tax Map 50, Lot 43, as a new multi-family dwelling unit for review. Brian Trafton seconded. Without further comments, the motion passed 4-0.

**C. Bristol Pointe 2, 294 York Street
Map/Lot 0050-0122; Owner Dave Lauze—Jefferson Homes Inc.
(Site-Plan Subdivision—Final) This application is for the demolition of an existing
residence/office building and construction of a new mixed-use, two-story building
with a basement parking level. There will be commercial & office space on the
first floor.**

Representing the project: Chris Duplantis, Project Manager, Weger Architects
Brud Weger, Weger Architects
Dave Lauze, Owner/Developer
Geoff Aleva, Civil Consultants

Chris Duplantis gave an overview of the project. He presented the March 20 approval letter from the Sewer District as well as a modified letter of approval from the Water District.

Wayne Boardman opened the public hearing.

- **Monita “Jean” Scott**, 292 York Street, spoke about the wetlands and traffic.

- **John Keating**, 12 Williams Avenue, inquired about the approval process.
- **Ellen Joyce**, 285 York Street, spoke about the foot traffic and financial capacity.
- **Trish Yauch**, 308 York Street, spoke about scale and traffic.
- **Jennifer Nelson**, 12 Williams Avenue, supported the prior comments.
- **Kim Trafton**, 292 York St., spoke about site parking, rock hammering, and appearance.

Without objection, Wayne Boardman closed the public hearing.

Chris Di Matteo went over the lengthy compliance review letter with the Board and applicant.

After discussion, Brud Weger summarized the items he understood were outstanding from the review: propane tanks, easements, lighting cut sheets, Plan Note 29, the rear planting area, a staging logistics plan, parking issues, an information sign, police participation and colors.

- Motion: David Woods II moved to continue the application for Bristol Pointe 2 to a date determined, pending materials submitted to the Planning Department. Brian Trafton seconded.

In discussion, Pete Smith noted that two different sets of Map/Lot numbers were used to identify this property. DeCarlo Brown explained there is an old system that refers to the same geographic location but is no longer used.

With no further discussion, the motion passed 4-0.

D. Bald Head Cliff Road Access Revision (Cliff House Amendment), 591 Shore Road

Map/Lot 0004-0029, owned by RBDD Cliff House Acquisitions, LLC (Amendment--Final) This application is to redesign the layout of Bald Head Cliff Road to decrease traffic through the private residential area.

Because of time restraints, the application review for Bald Head Cliff Access Road was put off until April 13, 2023.

E. One U.S Route 1 Elderly Housing, One U.S. Route 1 Map/Lot 0087-0067/0068, owned by James Paolini--York Harbor Builders, LLC (Concept design review—open-space conservation subdivision) This application is a concept plan for an open-space conservation subdivision.

Because of time restraints, the application review for 1 US Route 1 Elderly Housing was put off until April 27, 2023.

5. Minutes

- Motion: Brian Trafton moved to approve the Minutes of January 26, 2023, as amended. David Woods II seconded the motion, which passed 4-0.
- Motion: Brian Trafton moved to approve the Minutes of Thursday, February 9, 2023, as amended. David Woods II seconded the motion, which passed 4-0.

At 10:30, Wayne Boardman asked the Board to extend the meeting by five minutes. All agreed.

- Motion: Brian Trafton moved to approve the Minutes from Thursday, March 9, 2023, as amended. David Woods II seconded the motion, which passed 4-0.

6. Other Business

There was no other business.

7. Adjourn

10:35

Respectfully submitted,
Patience G. Horton