

## **York Harbor Board of Site Design Review**

**Meeting Minutes  
May 7, 2021 4:00 p.m.**

### ***York Beach Surf Club - Phase 1***

#### ***Call to Order; Determination of Quorum;***

Chairman Wayne Boardman called this design review meeting to order at 4:00 using an on-line Zoom format. A quorum was determined with four people voting: Chairman Wayne Boardman, Secretary Peter Smith, Joseph Dominguez and Dean Mello. Board member Mary Harding did not attend.

Since this was the first meeting of the Board of Design Review since July 1, 2020, it was determined that Zoning Ordinance Section 18.9.2.4 required the Board to elect officers. Dean Mello motioned to nominate Wayne Boardman as Chair and Peter Smith as Board Secretary. Joe Dominguez seconded. The motion carried 4-0.

The application was represented by Tim DeCoteau and architect Chris Reynolds.

#### ***Application Review; York Beach Surf Club, Map 38 - Lot 59, 69, 70***

Mr. DeCoteau described the application proposal to update the previously named York Harbor Motel including exterior and interior renovations to the two motel buildings and several outlying cottages, replacement of the existing swimming pool, added food and beverage service, revisions to traffic circulation, and relocation of parking to the perimeter of the property.

Mr. Reynolds presented architectural drawings showing proposed building locations and elevations, artist renditions of the new pool area, and the overall revised site plan. The proposed project will not increase the height of any existing building.

Wayne reviewed each of the design approval criteria in Zoning Ordinance Section 18.9 to the satisfaction of the board members. Given that the purpose of the board's review is to assure that there are no significant changes to the exterior as it appears to the public, it was clear to all board members that this proposal was acceptable.

Peter Smith moved to approve the proposed design for the York Beach Surf Club, LLC Map 38 - Lot 59, 69, 70 as presented. Dean Mello seconded the motion which passed 4 - 0.

The board agreed to meet again on Tuesday, May 11, 2021 at 4:30 in order to approve the Findings of Fact.

Respectfully submitted,  
*Peter Smith, Secretary*