

**Planning Board Meeting Minutes  
Thursday, May 28, 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 present, consisting of five voting members: Chair David Woods II (who recused himself and left at 10:03 P.M), Vice Chair Pete Smith, Board Secretary Gail Billet, Wayne Boardman, and Steve Friedman. Alternates Crystal Tenney and Mark Cartier were absent. Town Planner Brendan Summerville represented the Town Hall staff. Patience Horton served as the recording secretary, working remotely via Town Hall Streams. Votes were taken by roll call.

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**2. Field Changes**

There were no field changes.

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**3. Public Forum**

David Woods opened and closed the public forum. No one stepped forward to speak.

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**4. Application Reviews**

**A. 39 Main Street—Sketch Plan**

**Map/Lot 0023-0083 owned by Walter Woods.**

**This sketch plan application proposes three duplexes, totaling six dwelling units, in the Greenway District (CD-4).**

For the application     Walter Woods  
                                  Jameson Miller, Attar Engineering

Brendan Summerville described the sketch plan.

- Motion: Peter Smith moved to accept the sketch plan for Atlantic Crossing, 39 Main Street, Map/Lot 0023-0083, as presented. Gail Billet seconded. Without further discussion, the motion passed 5-0.

David Woods noted that public hearings are not always held during sketch plan presentations and asked whether anyone was present to speak to the application.

No one came forward to speak; however, Brendan Summerville read an email from Mark and Katie Gatcomb into the record, outlining the writers' concerns about traffic, infrastructure, neighborhood compatibility, and construction impacts.

Tonight, Walter Woods sought the Board's view on relocating the project's garages from the back to the front while keeping the excess parking at the back. The Board responded that, under Greenway standards, garages and driveways cannot be at the front and that this requirement is non-waivable.

Another major point discussed was that building standards require the main entrance to be on the frontage side, Cross Street. Because the entrance is currently at the back, they discussed redesigning and relocating it to Cross Street.

Brendan Summerville noted that the Unit 1 deck and the parking space were encroaching on the first layer. A sidewalk was suggested as a potential off-site improvement. A 1930 house (not a historic building) on the property is slated for demolition. The development is not required to include workforce housing.

The applicant appreciated the Board's suggestions and will return.

**B. Tropic Star Development, 834 U.S. Rte. 1—Final Site Plan  
Map/Lot 0094-0019, owned by Iduna Realty, LLC.**

**This application seeks preliminary approval to construct a 5,050-square-foot retail motor fuel outlet and convenience store within the commercial use category (RT 1-3).**

For the application    Nicole Duquette, Lead Engineer, McClure Engineering  
                                 Scott Thurton, Traffic Engineer, Vanasse & Associates  
                                 Jim Mitchell, Tropic Star Development  
                                 Scott Bonfanti, Project Manager, Greenman-Pedersen

Chair David Woods owns property nearby. He asked the Board to determine whether he had a conflict of interest and whether he should recuse himself from this review.

- Motion: Pete Smith moved that the Board approve the Chair to participate in the discussion, even though he is an abutter to the application. Gail Billet seconded. The motion passed 4-0.

The Board discussed whether missing documentation would delay this review. After the discussion, the Board wanted to ensure that the public attending the meeting could participate in a public hearing, so it proceeded with one.

- Motion: Pete Smith moved that, even though it appears material is missing or incomplete, the application from Retail Motor Fuel Outlet, Tropic Star Development, 834 U.S. Rte. 1, Map/Lot 0094-0019, be reviewed as currently presented, but not considered as complete for review. Gail Billet seconded. Without further discussion, the motion passed unanimously 5-0.
- Motion: Pete Smith moved to open a public hearing for the Retail Motor Fuel Outlet, Tropic Star Development, at 834 U.S. Rte. 1, Map/Lot 0094-0019. Wayne Boardman seconded. Without further discussion, the motion passed 5-0.

The following people spoke at the public hearing.

- Linda Mackaman, a Squire Lane resident, spoke about traffic safety in this corridor.
- Alan Gitelson noted that this is a residential neighborhood and that motorcycle noise is unavoidable.
- Tim O’Connell, a Squire Lane resident, spoke about congestion and speeding on Rte. 1.
- Ben Morang, 859 U.S. Rte. 1, commented on runoff into Bridges Swamp and on traffic concerns.
- Glen Gruba of the Aspen building at York Woods Condos discussed stop-and-go traffic, the local pond, and the septic system.
- Mike Stephens, 5 Squire Lane, spoke about traffic maneuvering through the one-entrance-in and one-exit-out.
- Thomas Augustine said the Planning Board should recognize that the applicant’s packet was incomplete.
- Gerald Mackaman of Squire Lane spoke about the water district access road adjacent to the development site and asked about operating hours.
- Tim DeCoteau spoke about the inadequacy of the current plan.
- Darrell Marley, 801 Rte. 1, wanted to learn more about the traffic study.

No one else came forward. With no objection, David Woods closed the public hearing.

Nicole Duquette of McClure Engineering Company addressed all non-traffic-related comments from the public hearing.

Traffic Engineer Scott Thurton addressed all traffic issues raised at the public hearing and explained changes to the highway's overall layout.

Town of York Engineering Director Dean Lessard said DOT must issue a Traffic Movement Permit. He is also concerned about capacity loss due to turning lanes, which will be a focus of the corridor study.

The applicant thanked the Board for its feedback.

**York River Landscaping Company—Final Site Plan, 272 U.S. Rte. 1**

**Map/Lot 0059-0019, owned by 18 York Street Realty, LLC**

**The goal of the application is to improve the existing 1.02-acre lot fronting U.S. Rte. 1. Site changes include grading and resurfacing the gravel parking area, reducing impervious area, removing the shed, and performing overall site cleanup.**

For the application Drew Olehowski, Haley Ward Environmental

This application received preliminary approval in March 2026.

- Motion: Wayne Boardman moved to accept the final plan application for Garden Center, York River Landscaping Company, 272 U.S. Rte. 1, Map/Lot 0059-0019, as complete for review. Steve Friedman seconded. Without further discussion, the motion carried 5-0.

- Motion: Pete Smith moved to open the public hearing for Garden Center, York River Landscaping Company, 272 U.S. Rte. 1, Map/Lot 0059-0019. Steve Friedman seconded. Without further discussion, the motion carried 5-0.

The public hearing was opened and closed. No one came forward to speak.

The Planning Board discussed comments from peer reviewer Chris di Matteo and staff. They reviewed the Town plan notes, including the Code Office's obligation to monitor the lease annually.

Drew Olehowski explained the final points, including landscaping along Rte. 1, screening the existing buildings, revegetation of the removed pavement, and relocating the parking lot.

- Motion: Pete Smith moved to approve the application from Garden Center, York River Landscaping Company, 272 U.S. Rte. 1, Map/Lot 0059-0019, subject to the following conditions.
  1. Calculations are added to the plan to demonstrate compliance with Landscaping Ordinance 6.3.
  2. A note is added stating that the side yard buffer will be added and maintained to reduce glare.
  3. Standard town notes will be added to the plan set.
  4. And that a silt sock be utilized so the plan is updated to address peer review comments.

There was no further discussion. The motion passed 5-0.

## **5. Minutes**

- Motion: Peter Smith moved to approve the Planning Board minutes from Thursday, May 21, 2026, with the amendments. Wayne Boardman seconded. Without further discussion, the motion passed 5-0.

David Woods recused himself.

## **6. Other Business**

### **Findings of Fact**

The Board discussed the Findings of Fact for Wiggly Bridge Distillery, 441 and 445 U.S. Rte.

### **Adjourn**

10:19 P.M.

Next meeting: Thursday, June 11, 2026, 7:00 P.M.