

SPECIAL MEETING MINUTES
City Council of the City of Bath, Maine
Wednesday, January 17, 2001 7:00 PM
City Council Chambers, Bath City Hall

Present: Councilors Banks, James, Blake, Wyman, Hayden, Tibbetts, Rogers, Reed and Chairman Hall
Also Present: City Manager Bubier, City Solicitor Therriault and City Clerk White

Chairman Hall called the meeting to order at 7:00 PM and led the Pledge of Allegiance.

City Clerk White called the Roll.

I. Public Hearing - CDBG Downtown Revitalization Grant - 7:01 PM #97

Chairman Hall read the following Abstract:

City of Bath
CDBG - Downtown Revitalization Grant

Abstract: The City of Bath seeks \$400,000 in CDBG Downtown Revitalization funds to assist in the continued transformation of the waterfront and downtown. These monies will be used for demolition and site preparation of the Praver block, which in turn, will be made available for the development of a large hospitality property; and the creation of a revolving loan pool for facade improvement to be available to downtown businesses. CDBG funds will match over \$10 million in other public and private investment to fully realize Bath's vision for its waterfront and downtown.

Jim Upham, City Planner, addressed the Council with the principles that make a city's downtown successful and how the City's plan for improvements to the downtown/waterfront fit into these principles.

Al Smith, Community Development Coordinator, gave a detailed overview of the process for applying and how this grant could give the City of Bath funds to help achieve its goals for improvement to the downtown/waterfront area.

Chairman Hall opened the Public Hearing.

No public comment.

Chairman Hall closed the Public Hearing.

Chairman Hall asked for Council questions and comments.

Councilor Reed asked if there was a time line to the start of the Praver Block project.

Mr. Smith stated he was not aware of the starting date, but should hear from the grant application by the end of March and this might spearhead the start of the project.

Councilor Rogers asked what the odds are of getting the grant.

Mr. Smith answered that he felt that it was certainly worthwhile to give it another try as the need is definitely there.

Councilor James asked where the \$1,000,000 for the project would come from.

City Manager Bubier stated that they were already bonded funds.

Chairman Hall asked if this project had been tied with the Centre Street project.

Mr. Smith said that indeed, this time the application would include the Centre Street project.

Councilor Blake stated that she really found the facade section of the project exciting and interesting.

Chairman Hall thanked Mr. Smith and Mr. Upham for their help with this project and wished them well on this endeavor.

II. Ordinance: Land Use Code. Article 16. Section 16.07. Bath Shopping Center - First Passage - 7:25 PM #756

Chairman Hall read the following Ordinance:

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BATH THAT THE LAND USE CODE OF THE CITY OF BATH ADOPTED JULY 19, 2000, BE AMENDED AS FOLLOWS:

ARTICLE 16

Add the following:

SECTION 16.07 BATH SHOPPING CENTER

A. District Designation

The property designated for this contract zoning amendment is the property located at 1 Chandler Drive being identified as lots 51 and 52 on City of Bath Tax Map 28, dated April 1, 2000.

B. Findings

The City Council finds that: (1) the project consists of renovating and expanding the existing Shaw's portion of the Bath Shopping Center, and the construction of a 3,250 square foot bank building and a 10,200 square foot retail building; (2) the project is consistent with the mandatory conditions set forth in Land Use Code Section 8.19 paragraph D, 1; (3) the applicant is proposing to make improvements to both Chandler Drive and Congress Avenue so that the project will not result in unreasonable traffic congestion; (4) the facades of the expanded Shaw's building, the bank building and the retail building are proposed to be red brick with white and/or tan clapboards and these improvements are compatible with the neighborhood; (5) the project will have appropriate screening and landscaping in addition to that normally required by Article 10; (6) the applicant will install decorative street lighting, like that on the Sagadahoc Bridge, along Chandler Drive; (7) the applicant will construct a sidewalk on the north side of Chandler Drive.; and (8) the applicant will construct landscaped islands at the ends of all of the rows of parking, including those associated with that portion of the shopping center not being renovated.

C. Zoning Provisions Affected

This contract zoning amendment is intended to relax the setback requirement pursuant to Section 8.09 that requires a setback in the C4-Route 1 Commercial Contract District of 50 feet from a lot line abutting a residential zone, to the extent allowed in accordance with the setbacks as approved in the Site Plan Approval granted to Eastern Development, LLC by the Bath Planning Board on January 2, 2001.

D. Conditions of Approval

The approval is subject to all conditions of approval which are part of the Site Plan Approval, granted to Eastern Development, LLC, by the Planning Board on January 2, 2001.

Motion by Councilor Wyman, seconded by Councilor Reed to put this Ordinance on the floor for discussion.

Jim Upham, City Planner, gave an overview of the project.

Jack Mettee of Appledore Engineering Inc. answered more detailed questions raised by Council.

Chairman Hall asked for a Roll Call vote.

Roll Call Vote on Ordinance:

Yeas: Banks, James, Blake, Wyman, Hayden, Tibbetts, Rogers and Reed

Nays: None

VOTE: Ordinance Passed Unanimously 8-0

Chairman Hall set the Public Hearing for second passage on February 7, 2001 at 7:01 PM.

Chairman Hall asked that a letter of recommendation be sent to the Department of Environmental Protection on behalf of the project from the City Council.

III. Appointments - Two members to the Bath Forestry Committee to fill two vacancies - Term Commitment of Three Years - 7:58 PM #1896

Candidates for the positions:

James Kemp

Judy Souther Phillips

Motion by Councilor Banks, seconded by Councilor James to nominate James Kemp and Judy Souther Phillips to the Bath Forestry Committee. All in favor.

The meeting adjourned to workshop at 8:06 PM with a motion made by Councilor Reed and seconded by Councilor Banks. All in favor.

Respectfully submitted:

Mary J. White, City Clerk

Please note: These minutes are not recorded verbatim. A tape recording of the meeting is available for review in the City Clerk's office during regular business hours.