

**SPECIAL MEETING MINUTES**  
**City Council of the City of Bath, Maine**  
**Monday, February 14, 2005 5:00 pm**  
**Second Floor Conference Room, Bath City Hall**

**Present:** Councilors Hinds, Quimby, Hart, Pagurko, Mitchell and Chairman Winglass

Also in attendance were the City Manager - John Bubier and City Clerk - Mary White.

Chairman Winglass opened the meeting at 5:10 PM and Clerk White called the roll.

**I Ordinance: LUC Amendment Article 16, Section 16.11 – Texas Steamship Contract Zone**  
**(second passage)**

**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, AND SUBSEQUENTLY AMENDED, BE HEREBY FURTHER AMENDED AS FOLLOWS:

Amend Article 16, Section 16.11, as follows:

**SECTION 16.11 - TEXAS STEAMSHIP CONTRACT ZONE**

**A. District Designation**

The property designated for this contract zoning amendment is the property located on Bowery and Front Streets being identified as Lot 227 on City of Bath Tax Map 21, dated April 1, 2004.

**B. Findings:**

The City Council finds that: (1) The project consists of 1 dwelling units and accessory parking. (2) The project is consistent with the mandatory conditions set forth in Land Use Code Section 8.20 paragraph 0, 1. (3) The applicant is proposing to make design and safety improvements to the site and off-site that are not normally required by the Bath Land Use Code. These include: landscaping on the north end of the Pump Station property and the creation of a landscaped esplanade on the east side of Front Street from the Pump Station to the proposed single-family dwelling

**C. Zoning Provisions Affected:**

This contract zoning amendment is intended to change the Setback, Yard Area, and Building Height requirements pursuant to Section 8.11 to the Setbacks, Yard Areas, and Building Height as approved in the Site Plan Approval Amendment granted to SSC Ventures, Inc., by the Bath Planning Board on January 18, 2005.

**D. Conditions of Approval:**

The approval is subject to all conditions of approval, which are part of the Site Plan Approval Amendment, granted to SSC Ventures, Inc., by the Planning Board on January 18, 2005.

(Note: Additions are underlined, and deletions are.)

Motion by Councilor Hart to waive the reading of the Ordinance with a second from Councilor Pagurko.  
All in favor.

Motion by Councilor Pagurko, second by Councilor Hinds to accept the Ordinance .

**ROLL CALL VOTE:**

**Yeas: Hinds, Quimby, Hart, Pagurko, Mitchell**

**Nays: None**

**Ordinance passed unanimously. 5-0**

Chairman Winglass stated this Ordinance change goes into effect in 21 days.

The meeting adjourned at 5:15 PM with a motion by Councilor Pagurko, second by Councilor Mitchell.  
All in favor.

Attested:

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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.*