REGULAR MEETING MINUTES City Council of the City of Bath, Maine Wednesday, November 5, 2008 6:00pm City Council Chambers, Bath City Hall

Present: Councilors Cochrane, Omo, Rogers, Eosco, Verville, Pagurko, Winglass, Chairman Wyman

Also in attendance were the City Manager – William Giroux, City Solicitor - Roger Therriault and City Clerk - Mary White.

Chairman Wyman led the Pledge of Allegiance and City Clerk White called the Roll.

Chairman Wyman took this agenda item out of order:

G. Petitions & Communications: 6:50 PM

Daniel Donovan, Chairman of the Board of Directors for the Customs House, gave the annual Old Bath Customs House Report. A copy of this report is on file with the agenda materials for the November 5, 2008 Council Meeting.

C. Public Hearing

1) \$10,000 grant from the Department of Economic and Community Development/Office of Community Development to assist Family Focus with Feasibility and Planning Study

Al Smith, CDBG Coordinator, explained the process for proceeding with the next step of the grant project. Mr. Smith introduced Dill Paste, Board member of Family Focus.

Dill Paste, Family Focus Board Member, thanked Council and Mr. Smith for their support. Mr. Paste explained that Family Focus serves about 300 children and their families of which 50% are low to middle income families. He stated that this planning grant had made it possible to go forward with the planning for future childcare assistance.

D. Consent Agenda: 6:12 PM

2)* Minutes of the previous Council Meetings of October 1, 2008. It was motioned by Councilor Pagurko and seconded by Councilor Verville to accept the minutes as presented. All were in favor.

E. Time Devoted to Residents to Address the City Council: 6:13 PM

No one spoke at this time.

F. Ordinances, Resolutions and Orders: 6:13 PM

3) Approving tabulation of Election Returns of the State of Maine Referendum Election and the City of Bath Municipal Election of Tuesday, November 4, 2008

CITY OF BATH ELECTION TOTALS - November 4, 2008

								., ====	
WARDS MUNICIPAL	1	2	3	4	5	6	7	Absentees	Total
Councilor At Large									
D. Andrew Winglass	378	317	328	247	413	309	445	1724	4161
Write In									
Dave Dickson						1			1
Ruth Collins						1			1
Russell Hagan						1			1
WARDS									

MUNICIPAL	1	2	3	4	5	6	7	Absentees	Total
Brian Savage						1			1
Darren Grate						1			1
Jacob Derector								1	1
Travis Spencer								1	1
Brook Coatsworth								1	1
Jason Keenan								1	1
David King								1	1
Leverett Mitchell								1	1
Shane McKenna								1	1
Erika Helgerson								1	1
Joseph Byrnes								1	1
Letha Bennett								1	1
Steven Black								1	1
Ann London								1	1
Steve Brackett								1	1
Wayne Reed								1	1
June Dorian								1	1
Kirk Lakin								1	1
Councilor Ward One									
James A. Omo	382							242	624
Write In									
Cyril Stevens								1	1
Councilor Ward Two									
Sean C. Paulhus		329						221	550
Write In									
Nancy Cloutier								1	1
Councilor Ward Six									
David Sinclair							320	229	549
Write In								_	
Brian Verville							1	2	3
James McLean							1		1
Ian Bresnahan								1	1
Phillip Keenan								1	1

Total Voter Turnout = 4993 Percentage of Voter Turnout = 66%

Registered Voters = 7600

WARDS									
STATE	1	2	3	4	5	6	7	Absentees	TOTAL
President/Vice									
President									
McCain/Palin	166	151	150	101	189	130	229	562	1678
McKinney/Clemente	3	0	3	1	2	2	0	5	16
Nader/Gonzalez	5	12	9	2	7	9	5	25	74
Obama/Biden	272	216	211	169	290	221	223	1423	3025
Write In									
Barr, Robert								3	3
US Senator									
Allen, Thomas	171	139	135	107	169	154	131	1048	2054
Collins, Susan M.	273	235	239	167	293	205	329	1014	2755
Write In									
Hoffman, Herbert				1				2	3
Dobson, Laurie								1	1
Rep. Congress Dist 1									
Pingree, Chellie	240	188	191	150	249	200	196	1338	2752
Summers, Charles E.	201	184	176	124	213	155	256	687	1996
State Senator Dist 19									
Benoit, Paula	255	204	219	155	257	174	311	1006	2581
Goodall, Seth	187	168	157	121	205	184	147	1042	2211
Rep. State Leg. Dist. 62									
Rogers, Donald C.	62	135	143	96	158	101	189	506	1390
Watson, Thomas R.	93	230	222	175	285	248	257	1287	2797
Rep. State Leg. Dist. 65									
Kent, Peter S.	158							129	287
Wasserott, Susan H.	122							60	182

Judge of Probate									
Voorhees, John W.	377	324	329	240	401	310	407	1675	4063
Register of Probate									
Atwood, Joan M.	383	305	308	238	386	305	380	1772	4077
Sheriff									
Merry, Joel A.	324	245	246	190	317	262	285	1512	3381
Strout, Brett R.	110	113	130	83	136	89	167	516	1344
County Commissioner									
Dist 3									
Dawson, Lawrence	354	314	313	223	375	295	387	1520	3781

WARDS STATE		1	2	3	4	5	6	7	Absentees	TOTAL
REFERNDUM										
Question 1: People's Veto										
Tax funding of Maine's	YES	279	262	238	174	312	234	332	1152	2983
Dirigo Health Program	NO	164	113	138	97	154	125	125	867	1783
Question 2: Citizen's Initia	tive									
Oxford County Casino	YES	210	207	231	126	241	212	215	835	2277
	NO	235	171	146	146	222	152	240	1204	2516
Question 3: Bond Issue										
Support Drinking Water	YES	251	207	199	156	239	205	219	1253	2729
Program	NO	183	164	170	111	210	147	227	726	1938

Motion by Councilor Pagurko, seconded by Councilor Cochrane to put this item on the floor for discussion.

VOTE: YEAS: 7 NAYS: 0

Passed unanimously.7-0

4) Resolution: Authorize to submit \$10,000 grant application for Family Focus regarding a Feasibility and Planning Study

Chairman Wyman read the following Resolution:

CITY COUNCIL RESOLUTION

WHEREAS, the City of Bath has been selected to receive a Community Development Planning Grant by the Maine Department of Economic and Community Development to help implement the Family Focus Feasibility and Planning Study; and

WHEREAS, the planning process required by Maine Law have been complied with, including participation in the planning process by members of the community and the City has conducted at least one duly advertised public hearing; and

NOW THEREFORE, be it resolved by the City Council of the City of Bath that the City Manager:

- Is authorized and directed to submit all Materials for the \$10,000 Community Planning Grant to the Maine Department of Economic and Community Development/Office of Community Development on behalf of the City of Bath
- 2) Is authorized to make assurances on behalf of the City of Bath required as part of the CDBG program and

3) Is authorized and directed, upon acceptance of said funds to carry out the duties and responsibilities for implementing the said program, consistent with the Charter of the City of Bath and the laws and regulations governing planning and implementation of the CDBG program in the State of Maine.

Motion by Councilor Winglass, seconded by Councilor Pagurko to put this item on the floor for discussion.

VOTE ON RESOLUTION:

YEAS: 7 NAYS: 0

Resolution passed unanimously.7-0

5) Resolution – Establishing Schedule of Rates for Sewer System Fees, Use Charges and Special Assessments

Chairman Wyman read the following Resolution:

RESOLUTION ESTABLISHING SCHEDULE OF RATES FOR SEWER SYSTEM FEES, USE CHARGES, AND SPECIAL ASSESSMENTS

WHEREAS, Sections 14-28, 14-30, 14-51(b), 14-52(a), and 14-54 of the Code of the City of Bath specify that the City Council from time to time shall establish by Resolution, upon recommendation from the City Manager, a schedule of rates for the sewer system fees and use charges together with surcharges which may be applicable, as well as special assessments; and

WHEREAS, it is apparent that an increase in the rate structure is necessary in order to fund the wastewater treatment system; and

WHEREAS, such an increase is recommended by the City Manager.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bath, pursuant to their authority under the Code of the City of Bath, that the following rate structure, listed in the attached table, be and hereby is adopted for all fees, charges, and special assessments, to be effective October 1, 2008 for the January 1, 2009 billing, November 1, 2008, for the February 1, 2009 billing, and December 1, 2008, for the March 1, 2009 billing. The schedule of fees, charges, and special assessments shall continue in effect until further Resolution of the Council.

Motion by Councilor Pagurko, seconded by Councilor Omo to put this item on the floor for discussion.

City Manager Giroux explained this would be a 7% increase on the revenue side.

Aaron Park of 24 Park Street urged Council to approve this Resolution so that other families in Bath would not have to address the sewer issues he and his neighbors have had to. Mr. Park thanked Bath Public Works and H.C. Crooker Company for all the hard work fixing the sewer issues in his neighborhood.

David Kaler of Andrews Road expressed reservations regarding an increase at this time due to the hard times.

VOTE ON RESOLUTION:

YEAS: 7 NAYS: 0

Resolution passed unanimously. 7-0

6) Resolution: Establish a new Railroad Quiet Zone

Chairman Wyman read the following Resolution:

RESOLUTION TO ESTABLISH A NEW RAILROAD QUIET ZONE

WHEREAS, the Federal Railroad Administrations, pursuant to its Final Rule on the Use of Locomotive Horns at Highway-Rail Grade Crossings, provides an opportunity for municipalities to mitigate the effects of train horn noise by establishing new "quiet zones"; and

WHEREAS, a significant number of the residents of the City of Bath have requested that the City of Bath seek the establishment of a new railroad "quiet zone" north of Centre Street and specifically encompassing the North Street and York Street railroad crossings; and

WHEREAS, it appears that, with due regard for the health, safety, and general welfare of the public, that the establishment of a new "quiet zone" will serve the public interest.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bath that the City of Bath seek the establishment of a new" quiet zone" north of Centre Street as allowed pursuant to the rules and regulations of the Federal Railroad Administration, and that the City Manager is hereby authorized to generate and execute any and all documents deemed necessary to establish said "quiet zone".

Motion by Councilor Rogers, seconded by Councilor Verville to put this item on the floor for discussion.

City Manager Giroux explained that from Centre Street to the water would not be covered by this "quiet zone" but all other crossings will be covered.

VOTE ON RESOLUTION

YEAS: 7 NAYS: 0

Resolution passed unanimously. 7-0

7) Ordinance: Chapter 8A. General Assistance Maximums for October 1, 2008 to September 30, 2009 (first passage)

Motion by Councilor Rogers, seconded by Councilor Pagurko to waive reading of this Ordinance. All were in favor.

A complete copy of this item is filed with the agenda materials for the November 5, 2008 Council Meeting.

VOTE ON ORDINANCE

YEAS: Cochrane, Omo, Rogers, Eosco, Verville, Pagurko, Winglass

NAYS: None

Ordinance passed unanimously. 7-0

Chairman Wyman set second passage of this Ordinance for December 3, 2008 at 7:31PM.

8) Ordinance: LUC Article 6, section 6.05 – Nonconforming Structures (first passage)

Motion by Councilor Rogers, seconded by Councilor Pagurko to waive the reading of the Ordinance. All were in favor.

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 6, Section 6.05 -- NONCONFORMING STRUCTURES, as follows:

B. Continuation

A legally nonconforming structure may continue to exist and may be physically repaired, maintained, and renovated to maintain and improve the structure. In addition, other changes in a legally nonconforming structure that may be required by federal, state, or local building and/or safety codes, or are allowed by D, 3, a through d, below, are permitted.

C. Reconstruction or Replacement

- 1. A legally nonconforming structure that is damaged or destroyed by any cause or is demolished may be reconstructed or replaced, provided that a building permit is obtained within 1 year of the date of damage, destruction, or demolition. The replacement or reconstruction of any nonconforming portion of the structure must be located within the original building footprint. The replacement or reconstruction may increase or decrease the number of square feet of floor area, but may not create any additional, or expand any existing, nonconformity, except as allowed by D, 3, a through d, below.
- 2. In the Shoreland Zone any non-conforming structure which is located less than the required setback from the normal high-water line of a water body or upland edge of a wetland and which is removed, or damaged or destroyed by more than 50 percent of the market value of the structure before such damage, destruction or removal, may be reconstructed or replaced provided that a permit is obtained within one year of the date of said damage, destruction, or removal, and provided that such reconstruction or replacement is in compliance with the water setback requirement to the greatest practical extent as determined by the ZBA in accordance with the purposes of this Code. In no case may a structure be reconstructed or replaced so as to increase its non-conformity.
- 3. Any non-conforming structure which is damaged or destroyed by 50 percent or less of the market value of the structure, excluding normal maintenance and repair, may be reconstructed in place with a permit, from the CEO.

In determining whether the building reconstruction or replacement meets the water setback to the greatest practical extent the ZBA must consider in addition to the criteria in E, 2, below, the physical condition and type of foundation present, if any.

D. Enlargement

- 1. Any expansion or physical enlargement of a legally nonconforming structure is permitted to the extent that it meets all Space and Bulk Regulations in existence at the time of the proposed expansion or physical enlargement. Enlargement is not permitted on a lot that is nonconforming where it exceeds the lot coverage requirement of the Space and Bulk Regulations. Any expansion is considered an increase in nonconformity if it expands an existing nonconformity horizontally or vertically, however, the expansion of a building may take place vertically if the expansion is not above the highest existing roofline of such nonconforming building the existing building and meets the requirements in paragraph 3, below does not increase the gross square footage of that part of the building that is nonconforming. Any dimension that is in conformity can be expanded to the extent that it does not create a new nonconformity.
- 2. The provisions of Section 6.05, D, 1 above do not prevent the expansion or physical enlargement of a legally nonconforming building if that expansion or physical enlargement is proposed to occur on the side of the building away from the property line where the district Minimum Setback requirement is violated, and is outside the minimum setback distance from the property line. Any such expansion or physical enlargement, however, is limited in height to that of the existing building.
- 3. The provisions of Section 6.05, D, 1, above, do not prevent the vertical expansion in the following situations:
 - a. The construction of a foundation under a building provided the increase in elevation does not exceed 3 feet and the height of the building does not exceed the maximum height allowed in the zone in which the building is located.
 - b. The change of a flat roof to a pitched roof provided there is no additional living or storage space created by the enlargement and no features, such as dormers and skylights other than flush mounted skylights, constructed on or in the new roof, and the height of the building does not exceed the maximum height allowed in the zone in which the building is located.
 - c. Where there is a survey, done by a professional land surveyor, of the lot line to which the building is nonconforming that shows the distance between the legally nonconforming structure and the lot line. This lot line must also be marked by monuments placed in the ground by the professional land surveyor who had performed the survey unless the CEO finds that adequate permanent monumentation exists.
 - c. Where the proposed expansion or physical enlargement is closer than 6 feet to the property line, a permanent easement from the owner of the abutting property allowing the safe, unobstructed use of such abutting property for staging, ladders, or other maintenance proposes, is required. Such easement must be for a width of 8 feet from the nonconforming building, must contain a surveyed legal description, and must be recorded at the Sagadahoc County Registry of Deeds before a permit for such work is granted by the CEO.

(Note: Additions are <u>underlined</u>, and deletions are crossed out.)

Motion by Councilor Pagurko, seconded by Councilor Winglass to put this item on the floor for discussion.

City Planner Upham explained that this Ordinance would allow for vertical construction of nonconforming structures to be approved by the Codes Enforcement Officer adhering to the City's Codes and would no longer need to come to Council for approval.

VOTE ON ORDINANCE

YEAS: Cochrane, Omo, Rogers, Eosco, Verville, Pagurko, Winglass

NAYS: None

Ordinance passed unanimously. 7-0

Chairman Wyman set second passage of this Ordinance for December 3, 2008 at 7:32PM.

9) Ordinance: LUC Article 8, Section 8.12 – Historic Overly District (first passage)

Motion by Councilor Rogers, seconded by Councilor Pagurko to waive the reading of this Ordinance. All were in favor.

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 8, Section 8.12 – Historic Overlay District, Paragraph C, as follows:

C. Space and Bulk Regulations

Those of the underlying zone apply; however, they may be modified through the Contract Rezoning process. The underlying minimum lot area per dwelling unit requirements for residential uses may not be modified.

And Paragraph I, as follows:

I. Contract Rezoning is allowed in the Historic Overlay District

And amend Article 8, Section 8.20 – Contract Rezoning, Paragraph B, as follows:

B. Description of Property

This Section applies only to properties located in the following Zoning Districts:

- 1. Route 1 Commercial Contract District,
- 2. Special Purpose Commercial Contract Overlay District,
- 3. Industrial/Shipyard District,
- 4. Downtown Commercial District,
- 5. Trufant Marsh Contract District, and
- 6. Marine Business District, and.
- 7. Historic Overlay District

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

Motion by Councilor Rogers, seconded by Councilor Pagurko to put this item on the floor for discussion.

City Planner, Jim Upham explained that this Ordinance would remove contract rezoning as a process in the Historic Overlay District. Contract rezoning would continue in the C1 Zone – Downtown Zone as it is at the present time.

VOTE ON ORDINANCE

YEAS: Cochrane, Omo, Rogers, Eosco, Verville, Pagurko, Winglass

NAYS: None

Ordinance passed unanimously. 7-0

Chairman Wyman set second passage of this Ordinance for December 3, 2008 at 7:33PM.

10) Ordinance: LUC Article 8, Section 8.01 High-Density Residential District – R1 (first passage)

Motion by Councilor Omo, seconded by Councilor Rogers to waive the reading of the Ordinance. All were in favor.

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 8, Section 8.01, as follows:

SECTION 8.01 HIGH-DENSITY RESIDENTIAL DISTRICT - R1

A. Purpose

The High-density Residential District provides for the maintenance and increased livability of the existing densely built-up areas of the City, and areas where a limited amount of high-density housing can be constructed. The High-density Residential District provides areas of compact development that foster cohesive neighborhoods close to community services.

B. Uses Allowed

Uses allowed are as indicated in the Land Use Table (see Section 9.02).

C. Space and Bulk Regulations

MINIMUM LOT AREA						
1. Residential uses	6,000 square feet					
2. Nonresidential uses	10,000 square feet					
3. Mixed or multiple uses	minimum lot area for each use					
MINIMUM LOT AREA PER DWELLING U	J NIT					
1. All uses	6,000 square feet					
MINIMUM LOT WIDTH PER LOT						
1. All uses	60 feet					

MINIMUM SETBACKS FOR SINGLE AND 2-FAMILY-RESIDENTIAL USES						
1. Front	10 feet					
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	10 feet					
	10 feet					
3. From the common lot line that separates the						
separately owned 2-family dwellings	0.64					
4 D	0 feet					
4. Rear	10 feet					
5. From waterbodies	25 feet					
E. Minimum setbacks for small ⁽¹⁾ storage						
1. <u>Front</u>	<u>10 feet</u>					
2. <u>Side</u>	<u>5 feet</u>					
3. <u>Rear</u>	<u>5 feet</u>					
4. From waterbodies	<u>25 feet</u>					
MINIMUM SETBACKS FOR ALL OTHER B	SUILDINGS ACCESSORY TO					
RESIDENTIAL USES						
1. <u>Front</u>	<u>10 feet</u>					
2. <u>Side</u>	<u>10 feet</u>					
3. <u>Rear</u>	<u>10 feet</u>					
4. From waterbodies	<u>25 feet</u>					
MINIMUM SETBACKS FOR-ALL OTHER U	JSES					
1. Front	20 feet					
2. Side	20 feet					
3. Rear	20 feet					
4. From waterbodies	25 feet					
MINIMUM SETBACKS FOR OTHER THAN	SINGLE AND 2-FAMILY					
RESIDENTIAL USES, WITH AN APPROVE	D R1 SETBACK REDUCTION PLAN					
1. Front	10 feet					
2. Side	10 feet					
3. Rear	10 feet					
4. From waterbodies	25 feet					
MINIMUM YARD AREAS FOR SINGLE-FA	MILY AND TWO-FAMILY					
RESIDENTIAL USES						
1. Front	10 feet					
2. Side	5 feet					
3. From the common lot line that separates the						
separately owned 2-family dwellings						
	0 feet					
4. Rear	5 feet					
5. From waterbodies	25 feet					
MINIMUM YARD AREAS FOR ALL OTHER						
1. Front	10 feet					
2. Side	15 feet					
3. Rear	15 feet					
4. From waterbodies	25 feet					
MINIMUM YARD AREAS FOR OTHER TH						
RESIDENTIAL USES, WITH AN APPROVED R1 SETBACK REDUCTION PLAN						
1. Front	10 feet					
2. Side	5 feet					
3. Rear	5 feet					
4. From waterbodies	25 feet					
1. 110111 Waterbodies	23 1000					

MAXIMUM LOT COVERAGE					
1. All uses					
MAXIMUM BUILDING HEIGHT					
1. All uses	45 feet				

⁽¹⁾ Small storage buildings are those buildings that are used only for storage, with a height no greater than 8 feet, with any side that is closer than 10 feet to a rear or side lot line no greater than 12 feet measured in a horizontal direction, and a total square footage no greater than 144 square feet.

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

Motion by Councilor Winglass, seconded by Councilor Pagurko to put this item on the floor for discussion.

City Planner Upham explained this amendment that would allow small storage utility structures to be built closer to the property line then presently allowed.

VOTE ON ORDINANCE

YEAS: Cochrane, Omo, Rogers, Eosco, Verville, Pagurko, Winglass

NAYS: None

Ordinance passed unanimously. 7-0

Chairman Wyman set second passage of this Ordinance for December 3, 2008 at 7:34PM.

G. Petitions & Communications: 6:50 PM (This was taken up at the beginning of the meeting)

Daniel Donovan gave the annual Old Bath Customs House Report. A copy of this report is on file with the agenda materials for the November 5, 2008 Council Meeting.

H. City Manager's Report: 6:54 PM

City Manager spoke regarding the following items:

- Washington Street Sidewalk Project Update
- Comprehensive Plan Update

I. Committee Reports: 6:55 PM

Councilor Eosco reported that the "Visit Bath" web site has been rebuilt and urged everyone to check it out.

Councilor Winglass reported on the Finance Committee Meeting. Mr. Winglass stated the spending and revenues for the City are on target.

J. Unfinished Business: 6:58 PM

No unfinished business was taken up at this time.

K. New Business: 6:58 PM

Councilor Pagurko nominated Gregory Page and Shawn Seeley to be appointed to the Recreation Commission with terms to expire in November of 2011. All were in favor.

Councilor Pagurko nominated David Calhoun to the Bath Water District Board of Directors with a term to expire in November 2013. All were in favor.

Council recognized Councilor Brian Verville of Ward 6 for his past three years of service to the citizens of Bath, wished him well and stated they hoped to see return to Council in the future.

The meeting adjourned at 7:02 PM with a motion by Councilor Pagurko, seconded by Councilor Rogers. All were in favor of the motion.

Attest:

Mary J. White, City Clerk

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