

BATH PLANNING BOARD MINUTES

March 9, 1999

A meeting of the Bath Planning Board was called on 3-9-99 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
Jim Harper, Vice Chair
Marjorie Hawkes
Margie Lowe
Paul Karass
George Pollard, Associate Member

MEMBERS ABSENT

Tim Vrabel, Associate Member

STAFF PRESENT

Jim Upham, City Planner
Marsha Hinton, Recording Secretary

Bob Oxtan, Chair, called the meeting to order at 6:00 p.m.

MINUTES OF THE FEBRUARY 16, 1999, REGULAR MEETING

There being no discussion on the February 16, 1999, meeting minutes, Bob Oxtan, Chair, asked for a motion.

MARGIE LOWE MADE A MOTION; SECONDED BY GEORGE POLLARD TO APPROVE THE FEBRUARY 16, 1999 MEETING MINUTES AS SUBMITTED.

UNANIMOUS AGREE.

Old Business: Discussion of amending the Special Purpose Commercial Overlay District

Jim Upham, City Planner, stated, in order to provide more control over the type of businesses which would be allowed in each individual application for special purpose commercial overlay districts, he proposes a contract zone also be included in the special purpose overlay. He explained that this would be zoning for the building only and when the building was removed, the site would revert back to its original underlying residential zone. Adding the contract zone meant that the applicant would have to voluntarily agree to limited the types of uses. This would provide more control to the Board and neighbors to restrict certain types of uses.

Paul Karass asked if this was something that could be "plunked" down anywhere.

Jim Upham, City Planner, stated that no it would not. The overlay district is only for buildings not suited to residential use that were in a residential zone such as the hospital, Mitchell School and other similar structures. He also pointed out the

overlay zoning was not automatic, the applicant had to request the special zoning.

Jim Harper asked if the applicant does not voluntarily agree to restricting the uses could the Board then disapprove the overlay zone.

Jim Upham stated the Board had the authority to disapprove if the applicant did not voluntarily limit use.

The Board held discussion on specific examples and possible applications of the proposed change to the overlay district.

New Business: Office Building Expansion, 125 Front Street (Map 26, Lot 268); First Federal Savings and Loan, applicant.

Dan Donovan, President of First Federal Savings and Loan, 125 Front Street, applicant, stated that the original plan has been altered to meet with recommendations made by the Board and abutters. He pointed out changes in the size and appearance of the building, the placement of telephone and electrical cables underground to reduce the number of overhead wires, the relocation of the pad for the transformer, landscaping and the yet to be decided upon location of drainage pipes. He pointed out that the Benoit's would now have an unobstructed view from the back of their store. He also added that he is currently discussing other ways to improve area aesthetics with other business in the area.

Jim Upham, City Planner, recommended that this application be approved without conditions. The drainage change issue is something that would be appropriate for the staff approval process which was recently passed by the City Counsel.

Jim Harper asked Mr. Donovan to clarify the intended use of the north side of the building, specifically would there be an entrance there or a solid wall.

Mr. Donovan stated that they had hoped to reduce the need for sprinklers by having a door at that location, but that plan has changed.

The Board held discussion on the improvement this project would make to the overall appearance of the neighborhood, benefits of locating wires underground and the plans for the northside of the building.

There being no further discussion from the Board, Bob Oxtan asked for a motion.

PAUL KARASS MADE A MOTION, SECONDED BY JIM HARPER, TO GRANT APPROVAL FOR SITE PLAN AMENDMENT, OFFICE BUILDING EXPANSION, 125 FRONT STREET, MAP 26, LOT 268 CONDITIONED UPON THE PLAN

SHOWING A SOLID WALL RATHER THAN AN OPENING ON THE NORTH SIDE OF THE BUILDING.

UNANIMOUS AGREE.

Other Business: The Hyde Park Commercial Development Block Grant project.

Jim Upham, City Planner, stated that as part of the second phase of this project he is requesting the recognition of the Board that this phase is compatible with the goals of the Comprehensive Plan. They are ready to start the second phase of improvement to the sewer, water and roads in the Hyde Park area. A letter from the Board which stated phase two is compatible with the Comprehensive Plan would comply with the grant requirements.

Marjorie Hawkes asked if this was necessary to apply for the grant.

Jim Upham, stated that they have already applied for the grant and this was a further requirement of the grant.

JIM HARPER MADE A MOTION, SECONDED BY PAUL KARASS THAT THE COMMUNITY DEVELOPMENT BLOCK GRANT FOR PHASE TWO OF THE HYDE PARK PROJECT IS COMPATIBLE WITH THE COMPREHENSIVE PLAN.

UNANIMOUS AGREE.

Other Business: Meeting of the Board to review the proposed revisions to the Codes.

Bob Oxtan, Chair, encouraged all Board members, who were able, to attend the meetings held every Tuesday at 4:00 to review the Code. He emphasized that the knowledge of the Codes gained by this review process was a significant benefit.

There being no further discussion, Bob Oxtan, Chair, asked for a motion to adjourn.

PAUL KARASS MADE A MOTION, SECONDED BY JIM HARPER, TO ADJOURN THE MEETING AT 6:35 P.M.

UNANIMOUS AGREE.

Minutes prepared by Marsha Hinton, Recording Secretary