

BATH PLANNING BOARD MINUTES

May 4, 1999

A meeting of the Bath Planning Board was called on 5-4-99 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxton, Chair
Jim Harper, Vice Chair
Margy Lowe
Paul Karass

MEMBERS ABSENT

Marjorie Hawkes
George Pollard, Associate Member
Tim Vrabel, Associate Member

STAFF PRESENT

Jim Upham, City Planner
Marsha Hinton, Recording Secretary

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

MINUTES OF THE APRIL 6, 1999, REGULAR MEETING

There being no discussion on the April 6, 1999, meeting minutes, Bob Oxton, Chair, asked for a motion.

JIM HARPER MADE A MOTION; SECONDED BY MARGY LOWE TO APPROVE THE APRIL 6, 1999 MEETING MINUTES AS SUBMITTED.

UNANIMOUS AGREE.

Old Business: Historic District Review – 96 Front Street (Map 27, Lot 116);
Sagadahock Real Estate Association, applicant.

Jim Upham, Planning Director, stated that the applicant could not be at the meeting tonight. Mr. Upham stated that because of the nature of this application, he did not feel that the applicant needed to attend. After briefly outlining the history of this application, Mr. Upham added that in accordance with the conditional approval granted at the last meeting the applicant has submitted the plan to fill the opening which will be left by removing of the “bump-out” with antique brick to match the existing brick.

There being no discussion from the Board, Bob Oxton, Chair, asked for a motion.

PAUL KARASS MADE A MOTION, SECONDED BY JIM HARPER, THAT THE BOARD FINDS THAT THE PROPOSED PLAN MEETS WITH THE APPROVAL CRITERIA OF THE HISTORIC DISTRICT.

UNANIMOUS AGREE.

New Business: Site Plan Review – Parking lot construction, 84 Middle Street (Map 26, Lot 160); Mid Coast Federal Credit Union, applicant.

Jim Schwartz, Royal Design Builders, representing the applicant, stated that he is before the Board to ask for site plan approval to build a parking lot beside the Midcoast Federal Credit Union building on Middle Street. And, he is requesting the Board's approval of a "super buffer" to reduce the set back from the 25 foot requirement. He pointed out that trees would be going into this super buffer area to provide screening of the parking area to reduce the impact on abutters. He pointed out on the plan how storm water would be handled with contouring and a catch basin. He also discussed lighting for the parking area and snow removal.

Jim Upham, City Planner, stated that the plan previously submitted to the Board for this application was being replaced with the plan he has just passed out. He said the new plan's stormwater drainage plan has been approved by the Deputy Public Works Director.

Discussion was held by the Board on location of and impact to abutters, the details of the changes in the new plan, lighting, size of trees used in the super buffer, time frame for completion, volume of cars handled, traffic flow, curb cuts and erosion control.

There being no further discussion from the Board, Bob Oxtan, Chair, opened the floor to any member of the public who wished to speak.

None being seen, Bob Oxtan, Chair, closed the public portion of the meeting.

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

JIM HARPER MADE A MOTION, SECONDED BY PAUL KARASS, TO APPROVE THE REQUEST FOR PARKING LOT CONSTRUCTION AT 84 MIDDLE STREET AND THAT THE BOARD HAS DETERMINED THAT THE APPROVAL CRITERIA HAS BEEN MET FOR § 12.08(4) FOR A SUPER BUFFER.

UNANIMOUS AGREE.

Other Business: New M.W. Sewall building

Jim Harper stated that he believes that the new M.W. Sewall building was an outstanding addition to the City of Bath and he felt that Ned Sewall should be sent a letter from the Planning Board with complementary language on his outstanding effort.

Paul Karass stated that he absolutely agrees with Mr. Harper's comments and suggestion. He did want to caution that care needed to be taken that this did not become routine, but was used only in response to outstanding effort.

Jim Upham, City Planner, stated that he had thought to write complementing Mr. Sewall for this new building and would be glad to send such a letter from the Board.

The Board was polled and it was agreed to send a letter complementing Ned Sewall on his exceptional effort.

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

**JIM HARPER MADE A MOTION, SECONDED BY PAUL KARASS, TO
ADJOURN THE MEETING AT 6:30 P.M.**

UNANIMOUS AGREE.

Minutes prepared by Marsha Hinton, Recording Secretary