

## BATH PLANNING BOARD MINUTES

June 1, 1999

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

### **MEMBERS PRESENT**

Bob Oxtan, Chair  
Jim Harper, Vice Chair  
Paul Karass  
George Pollard, Associate Member

### **MEMBERS ABSENT**

Marjorie Hawkes  
Margie Lowe  
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.

Bob Oxtan, Chair, appointed George Pollard as a full voting member for purposes of the June 1, 1999 Planning Board Meeting.

### **MINUTES OF THE MAY 4, 1999, REGULAR MEETING**

There being no discussion on the May 4, 1999, meeting minutes, Bob Oxtan, Chair, asked for a motion.

**PAUL KARASS MADE A MOTION; SECONDED BY JIM HARPER TO APPROVE THE MAY 4, 1999 MEETING MINUTES AS SUBMITTED.**

**UNANIMOUS AGREE.**

**Old Business:** No old business.

**New Business: Historic District Review** – 964 Washington Street (Map 26, Lot 186); Marc L. Liberman, applicant.

Marc Liberman, applicant, stated that he has been working with the Sagadahoc Preservation, Inc. and was before the Board seeking historic district approval to rebuild the carriage house on its foundation. The new carriage house will have the same dimensions and appearance as the old one that had been destroyed in a fire.

Bob Oxtan, Chair, opened the floor to any member of the public present who wished to speak.

Robert Bygrave, 54 North Street, stated that he has every respect for the

Sagadahoc Preservation, Inc. of which he had served as chair, however, he failed to see that the shed was part of the authentic original structure. This shed which was not a part of the original carriage house, was a recent addition, was poorly built, was an eyesore, and had been used by the previous owner to accommodate his boat. He added that various petroleum products had been stored in this shed and the shed was where the fire had started. He felt strongly that this shed should not be rebuilt.

Robin Millett, 56 Mill Street, stated that she was concerned with the proximity to the buildings on her property. She stated that the fire did not spread to her house due to the care of fire department personnel and the wind, but could have easily destroyed her home. She added that she would prefer that the carriage house be moved farther away from her property to facilitate safety for both property owners.

Bob Oxton, Chair, closed the public portion of the meeting.

The Board held discussion on the approval mandate for this application.

Jim Harper, Vice Chair, stated that the Board was limited in what it could and could not address with regard to historic district review. The building would approximate the original carriage house and was being built upon the existing foundation. These things were clearly within the authority for historic district approval. The shed would also approximate the surrounding structures and be an improvement over the previous shed.

Jim Upham stated that the Board has no authority to require a change in the location of the structure.

The Board held discussion on Land Use Code § 14.07 after Jim Upham, City Planner read the section which contains the approval criteria.

Robert Bygrave emphasized that this shed was not part of the authentic original structure and in fact the carriage house had at one time been attached to the house so it had been altered from the original authentic structure. He asked Mr. Liberman if he could not rebuild the shed. The carriage house was fine.

Marc Liberman, assured Mr. Bygrave that the shed would be well constructed and similar in appearance to the carriage house.

**JIM HARPER MADE A MOTION, SECONDED BY GEORGE POLLARD, TO APPROVE THE REQUEST FOR HISTORIC DISTRICT REVIEW FOR REPLACEMENT OF A CARRIAGE HOUSE AS PROPOSED AND IN ACCORDANCE WITH LIM MANAGEMENT INC.'S MAY 10, 1999 LETTER TO THE PLANNING DIRECTOR BECAUSE THE APPLICATION MEETS THE APPROVAL CRITERIA OF LAND USE CODE §14.07.**

**UNANIMOUS AGREE.**

**New Business: Waterfront Set-Back Reduction Amendment – Varney Mill Road (Map 5, Lot 26); Ron E. Eder, applicant.**

Ron Eder, 1306 Washington, stated that other than moving and enlarging the septic system and changing the style of house to be constructed there was no change to Bob Adams original proposal. Mr. Eder was proposing to build a salt box instead of a cape.

Jim Upham, City Planner, stated that the difference between this approval and Bob Adam's approval is that this is a slightly different site and the septic needs to be larger.

The board held discussion on landscaping, erosion control, placement of the septic system, placement of the house, and criteria outlined in the approval for Bob Adams.

Bob Oxton, Chair, opened the floor to any member of the public present who wished to comment.

Kirk Douglass stated that he was an abutter and would like to be shown the placement of the septic system.

Ron Eder using the site plan pointed out how areas of concern to Mr. Douglas were to be handled.

There being no further comment from the public present, Bob Oxton, Chair closed the floor to members of the public.

Jim Harper asked Mr. Eder if he would agree to the conditions for landscaping and erosion control place on Mr. Adams approval.

Ron Eder stated that he would be happy to implement those conditions.

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

**JIM HARPER MADE A MOTION, SECONDED BY PAUL KARASS, TO APPROVE THE REQUEST FOR WATERFRONT SET-BACK REDUCTION AMENDMENT – VARNEY MILL ROAD (MAP 5, LOT 26) WITH THE CONDITION THAT THE CONSTRUCTION BE IN ACCORDANCE WITH THE EROSION CONTROL PLAN SPECIFIED IN THE FEBRUARY 18, 1998 PLANNING BOARD LETTER TO BOB AND TERRY ADAMS.**

**UNANIMOUS AGREE.**

**New Business: Preliminary Site Plan Review** – Old Brunswick Road (Map 22, Lot 17); Bath Middle School; Bath School Department, applicant.

Mike Czarniecki, WBRC, representing the Bath School Department, stated that they were before the board as a preliminary step towards improvements to the current middle school. He asked for comments from the board on areas where improvement could be made to the proposed plans. Starting with the traffic flow and parking, he explained the layout, organization, handicapped access and various safety measures being built into this plan. He discussed plans to improve the music department, cafeteria and general traffic flow within the school.

The board held discussion on lighting, traffic flow in the parking lot, lockers, service road, exits and entrances, utilities, the City's salt storage areas and accommodations to walkers.

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

**JIM HARPER MADE A MOTION, SECONDED BY GEORGE POLLARD, TO  
ADJOURN THE MEETING AT 7:40 P.M.**

**UNANIMOUS AGREE.**

Minutes prepared by Marsha Hinton, Recording Secretary