

BATH PLANNING BOARD MINUTES

OCTOBER 5, 1999

A meeting of the Bath Planning Board was called on 10-5-99 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
Jim Harper, Vice Chair
Margie Lowe
Marjorie Hawkes
Paul Karass
George Pollard, Associate Member
David King, 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 SEPTEMBER 21, 1999, REGULAR MEETING

There being no discussion on the September 21, 1999, meeting minutes, Bob Oxtan, Chair, asked for a motion.

PAUL KARASS MADE A MOTION; SECONDED BY JIM HARPER TO APPROVE THE SEPTEMBER 21, 1999 MEETING MINUTES AS PRESENTED.

UNANIMOUS AGREE.

Old Business: No old business.

New Business: **Site Plan Review** -- construction of a 20,000 sq ft. building; 700 Washington Street (Map 27, Lot 142); Bath Iron Works, applicant.

Bob Oxtan and Jim Harper both stated that they are employees of Bath Iron Works but felt they could be impartial with regard to this application. They asked for approval of the other Board members to allow them to remain as voting members for this application.

The Board members were polled and all were in agreement that Bob Oxtan and Jim Harper could be impartial in considering and voting on this project.

Jim Favreau, Director of Facilities, stated that Bath Iron Works was before the Board this evening to ask for approval of the site plan for construction of a blast

and paint building to be constructed within the BIW premises. The applicant pointed out for Board members the location of the building on the site plan.

Jim Harper asked if there would be any lighting on the side of the building facing the river that would spill over.

The applicant stated that there would not be any lighting on the river side of the building.

Bob Oxtan, Chair, asked if there would be an increase in noise and how water runoff would be handled.

The applicant stated that there would not be any more noise than is currently present. He described the different equipment which would be used including the new dehumidification equipment. He also explained that the grit would be reclaimed and that stormwater outside the building would exit into the storm sewer through grates at the door.

Discussion was held by the Board on the location of the building, the visibility from Washington Street, the noise and the necessity of Planning Board review for this application.

There being no further discussion from the Board, Bob Oxtan, Chair opened the floor to any members of the public present.

There being none 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.

PAUL KARASS MADE A MOTION, SECONDED BY MARGY LOWE, TO APPROVE THE REQUEST OF BATH IRON WORKS FOR THE SITE PLAN FOR CONSTRUCTION OF A 20,000 SQ FT. BUILDING; 700 WASHINGTON STREET AS PRESENTED.

UNANIMOUS AGREE.

New Business: Review of the 1999 CDBG Community Planning Grant -- to determine consistency with the Comprehensive Plan.

Al Smith, Community Development Director, stated that he was before the Board to request determination that the 1999 CDBG Community Planning Grant is in accordance with the City of Bath Comprehensive Plan. He explained that this was a \$5,000.00 grant to be used to study the feasibility of establishing cooperative homeownership arrangements for lower to middle income families.

He outlined the areas which this study would examine such as the educational possibilities for non-homeowners; identification of a core group who would be ready for this type of homeownership; identification of types of membership; identification of what the market would be; to design and develop financing models; to review the legal frame work and documents currently in use in other areas. He pointed out that there is no model for a cooperative in the City of Bath, this is only a grant to study the feasibility of this type of housing for the City of Bath.

The Board held discussion on what a cooperative housing arrangement was, whether this type of housing would provide equity opportunities, the value of homeownership of a single family dwelling as opposed to multifamily, and the opportunity for homeownership not now available to lower to middle income families.

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

PAUL KARASS MADE A MOTION, SECONDED BY MARGY LOWE, FINDING THAT THIS COMMUNITY PLANNING GRANT IS IN COMPLIANCE WITH THE COMPREHENSIVE PLAN FOR THE CITY OF BATH.

UNANIMOUS AGREE.

Sandra Johnson stated that she was here for her brother who was notified as an abutter of the Bath Iron Works. She said that she was here to find out what the project was for her brother who was currently out of state.

Bob Oxtan, Chair, explained that application had been the first item on the agenda and had been approved by the Board. He stated that while Mr. Johnson had been notified as an abutter, he would not be impacted in any way by this building. He asked Ms. Johnson if she would like to see the plan.

Sandra Johnson stated that she would and Mr. Oxtan pointed the building out on the site plan.

There being no further business before the Board, Bob Oxtan, Chair, asked for a motion to adjourn.

JIM HARPER MADE A MOTION, SECONDED BY MARGY LOWE, TO ADJOURN THE MEETING AT 7:15 P.M.

UNANIMOUS AGREE.

Minutes prepared by Marsha Hinton, Recording Secretary