

BATH PLANNING BOARD MINUTES

NOVEMBER 2, 1999

A meeting of the Bath Planning Board was called on 11-2-99 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
Jim Harper, Vice Chair
Marjorie Hawkes
Paul Karass
George Pollard, Associate Member
David King, Associate Member

MEMBERS ABSENT

Margy Lowe

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 this meeting.

MINUTES OF THE OCTOBER 5, 1999, REGULAR MEETING

There being no discussion on the October 5, 1999, meeting minutes, Bob Oxtan, Chair, asked for a motion.

GEORGE POLLARD MADE A MOTION; SECONDED BY JIM HARPER TO APPROVE THE OCTOBER 5, 1999 MEETING MINUTES AS PRESENTED.

UNANIMOUS AGREE.

Old Business: No old business.

New Business: **Historic District Review** -- 1074 Washington Street (Map 21, Lot 168); Mindy and James Daigle, applicant.

James Daigle outlined the changes which were being proposed, specifically, removal of the shed between the buildings, extending the porch and matching it to the existing porch, installing 6 over 6 windows, and conforming the shingles to the appearance of the original roofing materials.

Bob Oxtan, opened the floor to any members of the public present who wished to comment.

There being none, Bob Oxtan, Chair, closed the public portion of the

meeting.

Bob Oxton, Chair, pointed out that the Sagadahoc Preservation had requested that the original painting scheme be employed.

Mindy Daigle stated that after viewing some old photographs they had planned to use either black or very dark charcoal on the shutters.

The Board held discussion on the type of roofing materials, the comments of Sagadahoc Preservation Inc., and the criteria for historic district review.

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 HISTORIC DISTRICT REVIEW AT 1074 WASHINGTON STREET (MAP 21, LOT 168) BY MINDY AND JAMES DAIGLE BECAUSE IT MEETS ALL APPROVAL CRITERIA OF THE LAND USE CODE.

UNANIMOUS AGREE.

New Business: Site Plan Amendment -- Centre Street (Map 25, Lot 46-1);
YMCA, applicant.

Jeff Peavey, chair of the YMCA building committee, stated he was before the board tonight requesting a site plan amendment. He explained that due to budget constraints they were making some changes which they felt were minor, but which the City Planner felt should be considered by the Board. Specifically there would be some changes to the parking lot and a reduction in the amount of walkways. The walkways to the building itself would not be impacted, they are proposing to remove the walkway which goes over the ledge. This would not only cut costs, but would preserve the large trees that are growing in that area. He added that it was hoped that the walkway over the ledge would become a natural path way.

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

Mr. Coffin, 118 Academy Street, asked where the entrance would be.

Mr. Coffin was told that the entrance is not being changed and that it will be from Centre Street.

There being no further comments from the public present, Bob Oxton, Chair, closed the public portion of the meeting.

The Board held discussion on the emergency entrances, the need for landscaped medians in the parking lot, the preservation of the large trees, storm water drainage plans, input from the Recreation Department, Public Works and the Fire Department and access to dumpsters.

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

PAUL KARASS MADE A MOTION, SECONDED BY MARJORIE HAWKES, TO APPROVE THE PLAN AS AMENDED AND TO GRANT A WAIVER OF § 12.09 OF THE LAND USE CODE THAT REQUIRES PARKING LOTS WITH 50 OR MORE SPACES TO HAVE LANDSCAPED MEDIAN STRIPS.

4 IN FAVOR (GEORGE POLLARD, JIM HARPER, MARJORIE HAWKES, AND PAUL KARASS)

1 OPPOSED (BOB OXTON)

Bob Oxton, Chair, stated that the plan has been approved.

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

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

UNANIMOUS AGREE.

Minutes prepared by Marsha Hinton, Recording Secretary