

BATH PLANNING BOARD MINUTES

NOVEMBER 16, 1999

As approved December 7,
1999

A meeting of the Bath Planning Board was called on 11-16-99 for the purpose of conducting regular business.

MEMBERS PRESENT

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

STAFF PRESENT

Jim Upham, City Planner

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

MINUTES OF THE NOVEMBER 2, 1999, REGULAR MEETING

There being no discussion on the November 2, 1999, meeting minutes, Bob Oxtan, Chair, asked for a motion.

PAUL KARASS MADE A MOTION; SECONDED BY JIM HARPER TO APPROVE THE NOVEMBER 2, 1999 MEETING MINUTES AS PRESENTED.

UNANIMOUS AGREE.

Old Business: No old business.

New Business: **Request for Access Waiver** - 100 Ridge Road (Map 16, Lot 10); Harry Inman, Jr., applicant.

Harry Inman told the Planning Board that he was proposing to build another home on his 3 ½ acre parcel of land on Ridge Road. He said that the new home would be to the rear of the present home and would be on a lot which does not have road frontage. The back parcel would be connected to the road by a 35 foot wide access strip.

Paul Karass asked how the city would be assured that there would be no further subdivision of the parcel without Planning Board approval. Mr. Inman said that he was willing to have a certificate recorded at the Register of Deeds stating this requirement.

Bob Oxtan opened the floor to any members of the public present who

wished to comment on this item.

There being none, Bob Oxton, chair, closed the public portion of the meeting.

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

JIM HARPER MADE A MOTION, SECONDED BY MARGIE LOWE, TO APPROVE THE REQUEST FOR AN ACCESS WAIVER BY HARRY INMAN, JR. AT 100 RIDGE ROAD WITH A CONDITION THAT A CERTIFICATE BE RECORDED AT THE SAGadahoc COUNTY REGISTRY OF DEEDS STATING THAT NO FURTHER DIVISION OF THIS PARCEL IS PERMITTED WITHOUT PLANNING BOARD APPROVAL.

UNANIMOUS AGREE.

Site Plan Review - Parabolic Dish Antenna, 1 Front Street (Map 27, Lot 126); Edward Jones, Company, applicant

Amy Bell Segal of Terrence DeWan and Associates, Linda Piper, and Robert Jacknewitz were present to represent the applicant. Ms. Segal explained the methodology for preparing photo simulations of the antenna and her findings. She told the Board that in her first submittals, the antenna was more visible from various locations in the city. As a result of comments from the city, the applicant proposes now to attach the antenna to the chimney on the roof of the Customs House. By doing this the antenna would not be viewed as a separate structure on the Customs House roof.

Ms. Segal also told the Board that a structural engineer had analyzed the proposed attachment to the chimney and feels this is the best location.

David King said that he was concerned about the gray color of the antenna against the sandstone colored chimney. He asked if the face of the antenna could be painted to match the chimney better.

Mr. Jacknewitz indicated that this could be done

Jim Harper asked if the cabling from the antenna would go down the outside of the building or through the roof into the building.

Mr. Jacknewitz said it would go through the roof so that the cabling would not be seen.

Paul Karass asked if the antenna would be removed when Edward Jones

was no longer renting the office in the Customs House.

Mr. Jacknewitz said that it would be removed.

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

There being none, Bob Oxtan closed the public portion of the meeting.

After some discussion regarding the photo simulation process that Ms. Segal had gone through, Bob Oxtan asked for a motion.

PAUL KARASS MADE A MOTION, SECONDED BY JIM HARPER THAT THE APPROVAL CRITERIA OF SECTION 2.01 OF THE LAND USE CODE HAD BEEN MET AND THAT THE APPLICATION FOR THE PARABOLIC DISH ANTENNA SHOULD BE APPROVED WITH THE CONDITION THAT THE FACE OF THE ANTENNA BE A SANDSTONE TYPE COLOR.

UNANIMOUS AGREE.

Site Plan Review - 387 Whiskeag Road (Map 16, Lot 18);
Bath Country Club, applicant

Jeff Harris of the Bath Country Club explained the site plan to the board and said that the addition would be used as a video golf area.

He explained the site plan to the board and told them that the stairs shown on the site plan were really not going to be as shown but would be on the north side of the building. He also showed on the plan where the additional parking spaces could be.

David King reminded the applicant that if parking remained on the access to the Country Club building, there needed to be a turn around for vehicles so they did not have to back out into the parking lot. He also said that he did not believe that there was enough information on the plan to evaluate the parking proposal.

Mr. Harris indicated that there were several places where they could provide more parking.

Bob Oxtan, Chair, opened the floor to any members of the public who wished to comment on this agenda item.

There being none, Bob Oxtan closed the public portion of the meeting.

After some board discussion, Bob Oxton commented that he did not believe there was adequate information for the Board to determine what was being requested and whether the request met the Site Plan Approval Criteria.

AFTER SOME DISCUSSION REGARDING WHETHER TO TABLE THIS ITEM TO ANOTHER MEETING OR TO TABLE IT INDEFINITELY, PAUL KARASS MADE THE MOTION, SECONDED BY MARGIE LOWE TO TABLE THIS AGENDA ITEM INDEFINITELY.

UNANIMOUS AGREE.

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

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

UNANIMOUS AGREE.

Minutes prepared by Jim Upham, Planning Director.