

A regular meeting of the Bath Planning Board was called on 2-15-00 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
Jim Harper, Vice Chair
Margy Lowe, Secretary
Paul Karass
Marjorie Hawkes
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 FEBRUARY 1, 2000 REGULAR MEETING

There being no discussion on the February 1, 2000 meeting minutes Bob Oxtan, Chair asked for a motion.

PAUL KARASS MADE A MOTION; SECONDED BY GEORGE POLLARD TO APPROVE THE JANUARY 4, 2000 MEETING MINUTES AS SUBMITTED.

UNANIMOUS AGREE.

Old Business: Election of officers.

Jim Upham, City Planner, stated that he had neglected to include this as an agenda item but felt that it should be addressed by the Board at this meeting. He recommended moving this to the last item on the agenda so that the applications before the Board would not be delayed by elections of officers.

The Board was polled and agreed to address election of officers after other Planning Board business had been completed.

New Business: **Site Plan Review** – Filling of 5200 square feet at 616 High Street; (Map 31, Lot 22); Hyde School Applicant.

Phil DeLeon, 23 Washington Street, Consulting Engineer representing Hyde School, stated that in the course of construction of a new dormitory on the Hyde School campus ledge was encountered. It was at first thought that this ledge could be disposed of off-site by a local contractor. It was discovered, however, that the rock was too soft for construction work and it was decided that it would

be stored on site in an unused area of the campus. The foot print of the site is approximately 75 feet by 75 feet and is a sloping area. The school did not realize that there was a limit on the amount of fill materials that could be deposited. He is before the Board to request approval for this filling which has already taken place. He passed out photographs showing the location, pointed out that the rocks were large and that there were many gaps in the fill. The school has discussed putting dirt there which over time would fill the gaps. It is possible to see it from the Old Bath Road, but it is difficult to see. He has recently surveyed the site and found that it was already home to small wildlife and would soon be returned to its natural state.

The Board held discussion on the visibility from the road, location on the campus and drainage.

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

There being no comment seen from the public, Bob Oxton, Chair closed the public portion of the meeting.

Jim Upham, Planning Director, told the Board that the plan had been reviewed by the City's Public Works Director and that he feels there is no concern with the location of the fill. It is not in a wetlands, nor in a water course.

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

JIM HARPER MADE A MOTION, SECONDED BY MARGY LOWE, TO APPROVE THE APPLICATION OF HYDE SCHOOL FOR THE FILLING OF 5200 SQUARE FEET AT 616 HIGH STREET REQUESTED IN THE SITE PLAN ATTACHED TO THE SITE PLAN APPLICATION.

UNANIMOUS AGREE.

Because the applicants for the third item on the agenda had pressing personal business, Bath Savings Institution agreed to be heard by the Board after the application by Joe and Paula Benoit.

New Business: Historic District Review – Renovation at 129 Front Street, (Map 26, Lot 267); Joe and Paula Benoit, Applicant.

Joe and Paula Benoit, applicants, stated that they were making renovations to the Commercial Street side of their business. Mr. Benoit stated that while his primary goal is to make the building structurally sound and winter proof, he is working with the City Planner as well as the Sagadahoc Preservation, Inc. in order to bring these renovations into conformity with the overall plans for the

waterfront. Ms. Benoit stated that they plan to use clapboard siding and possibly put in flower boxes. She would like to make the Commercial Street side of the building attractive. They do not have the right-of-way on this side of the building so the doors would not be used as a public entrance. Mr. Benoit stated that the doors would be used for delivery purposes. Ms. Benoit stated that they needed the windows for light purposes and proposed to use six over six windows. They will be working with the SPI on appropriate period colors for the paint.

The Board held discussion on the type of doors and windows proposed in the plan, the revised plan, and suggestions made by SPI.

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

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

Jim Upham, City Planner, stated that the Codes Enforcement Officer pointed out that there should be balusters on the stairs and recommend making that a condition to approval.

The Board held discussion on balusters and the specific plan to be approved.

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

PAUL KARASS MADE A MOTION, SECONDED BY JIM HARPER, TO APPROVE THE APPLICATION FOR RENOVATION AT 129 FRONT STREET AS MEETING HISTORIC DISTRICT APPROVAL CRITERIA AS SHOWN ON THE PLAN VERSION DATED FEBRUARY 7 WITH THE CONDITIONS THAT;

- 1. THE STAIRS AND STOOP RAILINGS HAVE BALUSTERS; AND**
- 2. THE COLOR AND TYPE OF SIDING BE APPROVED BY STAFF.**

UNANIMOUS AGREE.

New Business: Historic District Review – Renovation at 113-119 Front Street; (Map 27, Lot 121)

Don Peterson, representing Bath Savings Institution, explained the renovations to the exterior of this building. He showed digital photographs of the proposed exterior changes. He added that Bath Savings Institution is very interested in maintaining their property in accordance with City guidelines and restoring the historic appearance. He pointed out the mosaic in the entrance to this building which is being restored. He is before the Board to obtain Historic District approval so that they can proceed with the project.

The Board held discussion on the types of window to be used, the illustration of the proposed changes and what triggers a need for Historic District Review.

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

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

Jim Upham, City Planner, discussed how the trigger for Historic District Review has been changed in the proposed Land Use Code to facilitate more control over changes to historic buildings.

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

JIM HARPER MADE A MOTION, SECONDED BY MARJORIE HAWKES, TO APPROVE THE APPLICATION FOR RENOVATION AT 113-119 FRONT STREET AS SHOWN ON THE PLAN PRESENTED TO THE BOARD AS MEETING HISTORIC DISTRICT APPROVAL CRITERIA.

UNANIMOUS AGREE.

Old Business: Election of Officers

Jim Upham, City Planner, stated that these elections were to take place in September, but he was wondering if the Board would prefer that they take place in January.

David King pointed out that the City Council appoints board members in September and it would be best to have election of officers coincide with the Council's appointments.

Jim Upham asked for nominations for the position of Planning Board Chair.

Margy Lowe nominated and Paul Karass seconded Bob Oxton for the position of Planning Board Chair.

There being no further nominations for Planning Board Chair, nominations ceased.

The Board voted unanimously to elect Bob Oxton as Chair of the Planning Board.

Bob Oxton, Chair asked for nominations for the position of Vice Chair of the Planning Board.

Marjorie Hawkes nominated and Paul Karass seconded Jim Harper for the position of Planning Board Vice Chair.

There being no further nominations for Planning Board Vice Chair, nominations ceased.

The Board voted unanimously to elect Jim Harper as Vice Chair of the Planning Board.

Bob Oxtan, Chair asked for nominations for the position of Secretary of the Planning Board.

David King nominated and Marjorie Hawkes seconded Margy Lowe for the position of Planning Board Secretary.

There being no further nominations for Planning Board Secretary, nominations ceased.

The Board voted unanimously to elect Margy Lowe as Secretary of the Planning Board.

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

**DAVID KING MADE A MOTION, SECONDED BY PAUL KARASS, TO
ADJOURN THE MEETING AT 7:35 P.M.**

UNANIMOUS AGREE.

Minutes prepared by Marsha Hinton, Recording Secretary