

BATH PLANNING BOARD MINUTES

May 16, 2000

A regular meeting of the Bath Planning Board was called on 5-16-00 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxton, Chair
Jim Harper, Vice Chair
Paul Karass
George Pollard, Associate Member
David King, Associate Member

MEMBERS ABSENT

Margy Lowe, Secretary
Marjorie Hawkes

STAFF PRESENT

Jim Upham, City Planner
Marsha Hinton, Recording Secretary

Bob Oxton, Chair, called the meeting to order at 6:00 p.m.
Bob Oxton, Chair, appointed George Pollard and David King as voting members.

MINUTES OF THE APRIL 4, 2000 REGULAR MEETING

There being no discussion on the April 4, 2000 meeting minutes, Bob Oxton, Chair asked for a motion.

PAUL KARASS MADE A MOTION; SECONDED BY JIM HARPER TO APPROVE THE APRIL 4, 2000 MEETING MINUTES AS SUBMITTED.

UNANIMOUS AGREE.

New Business: **Historic District Review** – Property located at 24 Oak Street, (Map 26, Lot 210); Dr. Benjamin Young, Applicant.

Dr. Benjamin Young, 24 Oak Street, stated that he was before the Board to request Historic District approval for an addition to 24 Oak Street. This building is being used as his office building and he is wanting to build a small room to be used as additional file storage and enclose the deck and stairway to the second floor. He pointed out the photographs he has included in the application packet. Dr. Young introduced Raye Amirault from West Port Island who will be doing the construction, if this application is approved. Dr. Young added that there would not be any need to add additional parking, as the addition would be used for storing files behind the reception area.

Jim Harper asked if the foot print would change and if any of the existing trees would be affected by the construction.

Mr. Amirault stated that the foot prints would not change and the trees would not be affected. Mr. Amirault stated that this would be a visual improvement to the

neighborhood.

Bob Oxton reminded the applicant that they would need to conform to historic district requirements.

Mr. Amirault stated that the windows, siding and other details would all conform with the historic district approval criteria.

David King stated that consideration of such things as set backs were not a part of a historic district review.

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

JIM HARPER MADE A MOTION, SECONDED BY GEORGE POLLARD THAT THE APPLICATION BY DR. BENJAMIN YOUNG FOR HISTORIC DISTRICT REVIEW FOR PROPERTY LOCATED AT 24 OAK STREET (MAP 26, LOT 210) MEETS THE APPLICABLE APPROVAL CRITERIA FOR HISTORIC DISTRICT APPROVAL AND THAT THE APPLICATION BE APPROVED.

UNANIMOUS APPROVAL.

New Business: Site Plan Review and Historic District Review – New building at 45 Vine Street, (Map 27, Lot 101); James O’Dare and Gerald La Rochelle, Applicants.

James O’Dare stated that it was their desire to enlarge their building at 45 Vine Street. Their business has been very profitable and they would like to increase the size of the public area and kitchen. If they get approval for this they would also increase their hours and days of operation. Mr. O’Dare stated that there were some hurdles to overcome and apologized for the incompleteness of his application. This has been a learning experience for him, but he stated that he is willing to work with the Board to resolve these difficulties. Contact has been made with several contractors and they are awaiting a call back on these contacts. Frohmiller Construction has met with them and given them many good ideas along with a rough estimate. They are attempting to find an architect who is licensed in Maine to do the final plans.

Jim Upham, City Planner, stated that the May 8 memorandum of Scott Davis outlined some issues the Codes Enforcement Officer need to have addressed such as the flood elevation. However, there were some additional issues that Mr. Upham felt needed to be shown on the plan before it could be approved as follows:

1. Lighting
2. Service Area
3. Propane Tanks

4. Fuel Oil Tank
5. How the dumpster will be screened
6. Snow removal plan

James O'Dare showed on the existing drawing how the snow would be handled, the lighting fixtures and location, utility pole locations, the location of the propane tanks, where the fuel oil tank would be located, type of screening for the dumpster, landscaping, window and corner treatments, siding types and colors, signage, and parking. He stated that he is working with Bath Electric on the type of lighting and locations on the building. Their time frame for this project is a start in October and finished by next spring. Their busy time is during the summer and they would prefer to have disruptions be during their slower times.

Paul Karass asked what the hours of operation are.

James O'Dare stated that they were currently open from 5:00 a.m. to 4:00 p.m. Monday through Friday. If approval is granted they hoped to increase the hours to 8 p.m. Tuesday through Saturday. They would be closed on Sunday and open Monday 5:00 a.m. to 4:00 p.m.

Bob Oxtan, Chair, stated that this will be a very nice addition to Bath. He told the applicants that there were some problem spots in the application.

David King stated that it would be very helpful to the applicant if he could work with an architect and builder and then come back before the Board with this application. He recommended that the applicants work closely with the City Planner in working on the problem areas in the application.

Jim Upham, City Planner, stated that he wanted to commend the applicants on this improvement to the City of Bath in general and to this area in particular as well as coming before the Board with plenty of time to work out problem areas in the application. This location is visible by almost everyone coming into downtown Bath and the improvements being contemplated by this application would greatly improve the appearance of this neighborhood.

Jim Harper asked if the flood elevation would be a "show stopper" and expressed his approval of the types of exterior treatment being considered by the applicant. Mr. Harper said that he would prefer a brick exterior, but he recognized that cost is also a factor.

Jim Upham, City Planner, said that he did not believe that the flood elevation would stop the application.

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

DAVID KING MADE A MOTION, SECONDED BY JIM HARPER, TO TABLE THE APPLICATION FOR SITE PLAN REVIEW AND HISTORIC DISTRICT REVIEW FOR A NEW BUILDING AT 45 VINE STREET (MAP 27, LOT 101) UNTIL THE APPLCANTS HAD A CHANCE TO INCORPORATE THE MODIFICATIONS OUTLINED TONIGHT INTO THEIR SITE PLAN.

UNANIMOUS AGREE.

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

DAVID KING MADE A MOTION, SECONDED BY JIM HARPER, TO ADJOURN THE MEETING AT 7:05 P.M.

UNANIMOUS AGREE.

Minutes prepared by Marsha Hinton, Recording Secretary