

A regular meeting of the Bath Planning Board was called on June 6, 2000, 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, Secretary

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 the purposes of this evening's meeting.

MINUTES OF THE MAY 16, 2000, REGULAR MEETING

There being no discussion on the May 16, 2000, meeting minutes, Bob Oxtan, Chair asked for a motion.

PAUL KARASS MADE A MOTION; SECONDED BY JIM HARPER TO APPROVE THE MAY 16, 2000, MEETING MINUTES AS SUBMITTED.

UNANIMOUS APPROVAL.

Old Business: **Site Plan Review** – Addition to Bath Middle School located at Old Brunswick Road, (Map 22, Lot 17); Bath School Department, Applicant.

JIM HARPER MADE A MOTION, SECONDED BY GEORGE POLLARD TO REMOVE THE SITE PLAN REVIEW FOR THE BATH MIDDLE FROM TABLED STATUS.

UNANIMOUS APPROVAL.

Jim Upham stated that this is the same site plan that was presented to the Board on April 4, 2000. Because no long-term lease with the National Guard for use of their parking area the site plan review had been tabled. The City of Bath and the National Guard have reach agreement on a 15-year lease with the provision that in the case of a national military emergency the lot will immediately return to the control of the National Guard. Another issue was the traffic pattern at "Salt Shed

Way.” After discussion with the Fire Chief, the Police Chief, and the Public Works Director it was decided that the best solution was to allow the proposed plan with 2-way traffic to go forward and then if problems with traffic patterns developed they could be identified and corrected at a later date.

Jim Harper asked the applicant if the trailers and temporary classrooms would be temporary.

Mr. Wallace, representing the Bath School Department, stated that they would be temporary.

The Board held discussion on the traffic patterns; potential issues relating to parking and bus traffic; drainage, lighting, exterior appearance, and landscaping.

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

None being seen and there being no further discussion from the Board, Bob Oxtan, Chair asked for a motion.

JIM HARPER MADE A MOTION, SECONDED BY GEORGE POLLARD THAT TO APPROVE THE SITE PLAN FOR AN ADDITION TO BATH MIDDLE SCHOOL (MAP 22, LOT 17) AS SHOWN ON THE APRIL 3, 2000 SITE PLAN AND AS DISCUSSED BY THE PLANNING BOARD AT THE APRIL 4, 2000 MEETING.

UNANIMOUS APPROVAL.

New Business: Public Hearing – Proposed Land Use Code.

Bob Oxtan, Chair, opened the floor to comments from the public on the proposed land use code.

None being seen, Bob Oxtan, Chair, closed the public hearing.

New Business: Site Plan Review – HillHouse addition at 166 Whiskeag Road (Map 15, Lot 9); John T. Voorhees, Jr. and HillHouse Inc., Applicants.

Charles Wiercinski, from Sitelines, representing the applicants, stated that the revised plan before the board for consideration (dated June 6, 2000) is a request for expansion of the living areas and eating areas to HillHouse. The impervious surface area would be just under one acre. He added that HillHouse also requested a minimum parking waiver due to the fact that most residents don't have vehicles. He pointed out on the plan where City staff recommendations were incorporated into the site plan, the type of screening to be used for the

dumpster, the storm water management plan, elevations, foot print, and landscaping. He also asked if the Board would consider extending the time in which to start construction in case financing became an issue.

Bob Oxton, Chair, stated that construction needed to start within 6 months of site plan approval. If they needed an extension, they could come before the Board and request one.

Jim Upham, stated that the Board usually granted these extensions.

Paul Karass asked if the old driveway would be discontinued.

Charles Wiercinski said that the old driveway would still be used, but not as the main entrance.

Marjorie Hawkes asked if the emergency generator would be enclosed to reduce noise.

John Voorhees stated that he had not intended to house the generator and that he was open to screening it in the same manner that he had the dumpster. He stated that the generator he now has is not sufficient to provide power for the additional size. He stated that he runs the generator once a month during the early afternoon.

Charles Wiercinski stated that the generator noise would be shielded by the ledge behind the building and there would be hundreds of feet before reaching the abutters.

David King pointed out that the small turn around in the parking area violated setback requirements.

Discussion was held by the Board on the turn around and the applicant agreed that it could be removed.

The Board held discussion on the type and height of the lights.

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

Dave Pecci, abutter, stated that he was in full support for approval of this application and that HillHouse has been an excellent neighbor. He just wanted to express his concern over the amount of illumination used and that any impact to abutters from headlights coming down the driveway be mitigated with buffering.

Bob Thurston, abutter, stated that he was concerned that the proximity to his driveway would create a traffic hazard on an already potentially dangerous street

and asked what distance the proposed driveway was from his property.

Charles Wiercinski pointed out that the visibility was much better in both directions for the proposed new driveway than it is at the current location and it was located approximately 40 to 50 feet from Mr. Thurston's property.

Bob Oxtan, Chair, asked Mr. Thurston if he felt that the proposed driveway would create an additional traffic safety hazard.

Mr. Thurston stated that he believed it is not an additional safety hazard.

Bill Truesdell, abutter, stated that he also would request that lighting be kept to a minimum and recommend planting something like evergreens to provide a dense buffer for abutters, especially mentioning the impact on the Ramsey's who live next door.

John Voorhees stated that he was more than willing to incorporate denser buffering to better screen the lights from abutters.

There being no more comments from the members of the public present, Bob Oxtan, Chair, closed the public portion of the meeting.

The Board held discussion on screening, number of light fixtures, power of light fixtures, impact of noise and light pollution on abutters, distance from property lines, and the new septic system.

Marjorie Hawkes stated that she was glad to see the old overboard discharge system was going to be eliminated.

Jim Harper stated that he was content with the number of lights on the driveway given they would not be excessively bright.

JIM HARPER MADE A MOTION, SECONDED BY MARJORIE HAWKES TO APPROVE THE SITE PLAN FOR THE ADDITION TO HILL HOUSE AT 166 WHISKEAG ROAD (MAP 15, LOT 9) WITH A WAIVER OF THE MINIMUM PARKING REQUIREMENT AND THE FOLLOWING MODIFICATION TO THE SITE PLAN:

- 1. THAT THE TURN AROUND IN THE EASTERLY SIDE OF THE EAST PARKING AREA BE REMOVED UNLESS A VARIANCE IS GRANTED BY THE ZONING BOARD OF APPEALS;**
- 2. THAT ADDITIONAL LANDSCAPING BE USED ON THE EASTERLY SIDE OF THE EAST ACCESS ROAD TO PROVIDE ABUTTERS WITH ADEQUATE SCREENING; AND,**

3. **THAT THE LIGHTING BE LIMITED TO .2 FOOT CANDLES OR LESS AT THE PROPERTY LINE AS THE CITY PLANNER DETERMINES IS APPROPRIATE.**

UNANIMOUS APPROVAL.

New Business: **Site Plan Review** – Earth moving greater than 50 cubic yards for creation of auto sales parking lot, 14 State Road, (Map 30, Lot 1); Paul Trudell, Applicant.

Marjorie Hawkes stated that because she is a renter of the applicant she would excuse herself from consideration of this application.

Bob Oxton, Chair, appointed David King as a full voting member for consideration of this application.

Paul Trudell, applicant, stated that he was before the Board with an incomplete application because many of the criteria do not apply to his application. The hill was removed because it created a drainage problem in adjacent buildings owned by him.

Jim Hill, excavator, stated that his company had performed the removal of the earth and apologized because he had not been aware of the requirement to seek site plan approval if more than 50 cubic yards of earth were to be moved. He was just seeking to help Mr. Trudell with his drainage problems.

Jim Upham, City Planner, stated that he had sent a letter dated January 6, 2000, to the applicant informing him of the incompleteness of his plan and outlining areas which needed to be addressed. He had received no response to this letter until the applicant requested to be placed on the agenda for this evening's meeting. Mr. Upham stated that while his goal is to present applications to the Board which they could rule on, the mechanism was not in place to prevent an incomplete application from being presented to the Board.

Paul Karass asked the applicant if he intended to comply with the January 6, 2000, letter.

Mr. Trudell stated that he did.

PAUL KARASS MADE A MOTION, SECONDED BY DAVID KING TO TABLE THIS REVIEW UNTIL A COMPLETE APPLICATION COULD BE PRESENTED TO THE BOARD.

UNANIMOUS APPROVAL.

George Pollard asked the applicant if he understood that what the Board needed

was for him to comply with the January 6, 2000, letter. This was not because the Board was trying to be difficult, but because it was a requirement of the code and the Board must act within the code.

Mr. Trudell stated that he understood.

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

**JIM HARPER MADE A MOTION, SECONDED BY PAUL KARASS, TO
ADJOURN THE MEETING AT 7:38 P.M.**

UNANIMOUS APPROVAL.

Minutes prepared by Marsha Hinton, Recording Secretary