

A regular meeting of the Bath Planning Board was called on June 20, 2000, for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
Jim Harper, Vice Chair
Margy Lowe, Secretary
Marjorie Hawkes
George Pollard, Associate Member
David King, Associate Member

MEMBERS ABSENT

Paul Karass

STAFF PRESENT

Jim Upham, City Planner

The meeting was brought to order at 6:00 p.m. by Bob Oxtan, Chair.

Bob Oxtan, Chair, appointed George Pollard as a voting member.

MINUTES OF THE JUNE 6, 2000, REGULAR MEETING

There being no discussion on the June 6, 2000, meeting minutes, Bob Oxtan, Chair, asked for a motion.

JIM HARPER MADE A MOTION; SECONDED BY GEORGE POLLARD TO APPROVE THE JUNE 6, 2000, MEETING MINUTES AS SUBMITTED.

UNANIMOUS APPROVAL.

New Business: **Preliminary Plan Review** – 141 Leeman Highway and 135 Leeman Highway, (Map 28, Lots 53 and 54, respectively); Mark Sewall, Applicant

Mark Sewall was present to discuss his concept for renovating the properties at 141 Leeman Highway and 135 Leeman Highway. He talked about a car wash and a drive through car wash on the western end of the site with landscaping between the buildings and the shopping center entrance road. He said that Dunkin' Donuts wants more space for both sales and so that they can bake product on site. At the eastern end of the site he said he was proposing "one long strip mall." Queuing for cars at Dunkin' Donuts would be behind the mall buildings.

He said that he would like to do the project in two phases with the west end being first. This would give him time to find tenants for the eastern end mall buildings.

He told the board that he was proposing a concrete block building with Citgo colors. He said that Dunkin' Donuts wants their standard corporate colors. Jim Upham, Planning Director, told the Board that when he and Mr. Sewall had discussed this concept he had told him that the Board would be very interested in building facades, building shapes and roof lines, curb cuts and landscaping.

Jim Harper said that traffic flow around the back of the buildings was a good idea, but that how the buildings looked was going to be very important.

After Board discussion of facades and the possibility of brick, rooflines, curb cuts, and landscaping, Marjorie Hawkes said that she would like to see architectural drawings so that the Board would know what the site would look like.

The Board also discussed with Mr. Sewall dumpster locations and the importance of screening a dumpster, and exterior lighting.

When asked what the construction time schedule might be, Mr. Sewall indicated that he would like to see the car wash on the west end of the site done by September or October.

Land Use Code – Planning Board recommendation of proposed Land Use Code to the City Council.

The Planning Board discussed the June 8, 2000, draft of the proposed Land Use Code.

The Board decided that accessory structures in the R1 and R2 zones should meet the same setback as principal buildings. Putting the accessory structures within 5 feet of a property line limits privacy and could be a safety problem.

The Board decided that 2-family residences should be allowed in the C1 zone as part of a mixed-use development.

After lengthy discussion regarding regulation of unregistered, uninspected and uninspectable, not in tact motor vehicles, some Board members felt the Land Use Code was not the appropriate document for regulating this type of activity. Some Board members felt that this was more regulation than the City needed. While other Board members said that they would not want a "junked car" next door to where they lived. The final outcome was to leave this section in the Ordinance.

The Board discussed the issue of allowing the Code Enforcement Officer to grant

temporary certificates of occupancy for projects that he approved, but were not totally completed. The Board could not think of instances where this would be appropriate.

Relocation of non-conforming structures in the shoreland zone and outside of the shoreland zone was discussed. The Board decided to treat the relocation of non-conforming structures uniformly throughout the City.

Discussion took place regarding whether a hotel/motel should have cooking facilities in the rooms. The Board decided to leave the definition as originally proposed in the December 28, 1999, draft.

The Board also discussed the maximum number of rooms that an inn should be allowed to have. They decided that the definition as included in the June 8, 2000, draft should be the maximum number. (That maximum room size being 30.)

Jim Upham, Planning Director, discussed his idea of rearranging the sections in Article 10 so that part A would have standards pertaining to public facility and safety protection, part B would be environmental and health protection, and part C would be neighborhood protection. The Board agreed to this rearrangement.

With no further changes being discussed Bob Oxtan, Chair, asked for a motion.

JIM HARPER MADE A MOTION, SECONDED BY GEORGE POLLARD, TO RECOMMEND PASSAGE OF THE JUNE 8, 2000, DRAFT OF THE PROPOSED LAND USE CODE AS AMENDED AT THE JUNE 20, 2000, MEETING.

UNANIMOUS APPROVAL.

(Amendments are attached.)

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

JIM HARPER MADE A MOTION, SECONDED BY GEORGE POLLARD, TO ADJOURN THE MEETING AT 8:20 P.M.

UNANIMOUS APPROVAL.

Minutes prepared by Jim Upham, Planning Director.