

A regular meeting of the Bath Planning Board was called on 8-15-00 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
Jim Harper, Vice Chair
Marjorie Hawkes
Paul Karass
David King
Margy Lowe. Secretary
George Pollard

MEMBERS ABSENT

None

STAFF PRESENT

Jim Upham, Planning Director

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

MINUTES OF THE JULY 18, 2000, REGULAR MEETING

Paul Karass asked to amend the 2nd to last paragraph on the 2nd page of the minutes to read, “ and if his abutting neighbor did not want such a buffer.”

There being no further discussion on the July 18, 2000 meeting minutes, Bob Oxtan, Chair, asked for a motion as amended.

JIM HARPER MADE A MOTION; SECONDED BY PAUL KARASS TO APPROVE THE JULY 18, 2000 MEETING MINUTES AS AMENDED.

UNANIMOUS APPROVAL.

Old Business: **Historic District Review** – Construction of a new garage at 44 Pearl Street (Map 21, Lot 29); Frank Snell, Applicant

Magella Snell, owner of 44 Pearl Street, was present and discussed the proposed garage and stated that she wants the neighborhood to look nice.

There was discussion between Mrs. Snell and the Board regarding the appearance of the proposed garage and the location of it. Mrs. Snell apologized for the misunderstanding regarding her lack of attendance at the previous meeting. Mrs. Snell also mentioned the paneling on the garage door.

Marjorie Hawkes stated that she wants it to look more wooden and carriage house style.

Mrs. Snell agreed and stated that she wants the appearance to be carriage house like as well.

Jim Harper agreed that vinyl is a good filler for wood and offered that using smaller trimmed panels for the garage door instead of windows would be acceptable, making it appear more "period-like."

Discussion regarding the color of the garage, the garage door and the color of the shingles to be used on the garage were presented by the applicant as white and dark green. Applicant also stated that when the house needs to have the shingles redone that they will be done in the same color as the garage.

Bob Oxtan stated that the color of the garage was even more reason to have the garage door broken up in panels.

The applicant was very agreeable with Board and agreed to meet with Wendy Stanley to develop an acceptable appearance for the garage door.

There being no further comment from the Board members present, Bob Oxtan opened the floor to any members of the public present who wished to comment. There be no comment from the public, Bob Oxtan closed the public portion.

Bob Oxtan, Chair, read the Historic District approval criteria (§8.11, H) and the Board determined that the applicable criteria were met by the plan if modified by having the overhead door designed with raised panels.

JIM HARPER MADE A MOTION, SECONDED BY MARGIE HAWKES TO APPROVE THE CONSTRUCTION OF A NEW GARAGE AT 44 PEARL STREET WITH THE CONDITION THAT THE GARAGE DOOR BE BROKEN UP INTO PANELS WHICH WERE APPROVED BY THE PLANNING DIRECTOR.

UNANIMOUS APPROVAL.

New Business: **Historic District Approval and Site Plan Amendment –**
Modification of building and landscaping of parking lot at 832
and 826 Washington Street (Map 26, Lot 163); Al Austin,
Applicant.

Item postponed until end of meeting as applicant not present.

New Business: Request for Setback Reduction – in Natural Resource Preservation Overlay District at 153 Varney Mill Road (Map 5, Lot 27); Jody Inman, Applicant.

Jody Inman owner of 153 Varney Mill Road presented further information to the board and offered information regarding the color of the building and the shingles. Applicant presented samples of both products to the board.

Jim Upham described the origin of the site plan and explained that the missing piece is now present.

The color of the building will be Georgia Pacific Weathered Grey vinyl siding and the color of the shingles will be Black Onyx.

Jim Harper spoke about the property being barely visible from river and that this should be a much simpler process than the applicant from last year.

Applicant offered aerial photographs of the property, which were accepted and presented to the Board.

Marjorie Hawkes commented on what an excellent package was presented to the Board and that the application has indeed met all required criteria.

Bob Oxtan opened the floor to the public for comments.

No comments

Floor was closed to the public.

Comments from Board.

Bob Oxtan, Chair, read the approval criteria (§8.17, D, 2) and Mr. Upham explained how the applicant's information demonstrated that the criteria are met.

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

JIM HARPER MADE A MOTION, SECONDED BY DAVID KING THAT THE REQUEST FOR A SETBACK REDUCTION BE APPROVED WITH THE CONDITION THAT THE PROPOSED DEVELOPMENT WILL SATISFY THE RECOMMENDED STORMWATER QUALITY STANDARDS AS DESCRIBED IN *STORMWATER MANAGEMENT FOR MAINE: BEST MANAGEMENT PRACTICES*, PUBLISHED BY THE MEDEP (NOVEMBER 1995), AS AMENDED, AND THAT THE SPECS FOR THE COLOR OF BUILDING AND SHINGLES BE SUBMITTED TO THE CODES ENFORCEMENT OFFICER AND THE PRODUCTS TO BE APPLIED TO SUCH BUILDING WILL BE FOR THE VINYL SIDING, GEORGIA PACIFIC WEATHERED GREY AND THE

SHINGLES WILL BE CORNING BLACK ONYX SHINGLES.

UNANIMOUS APPROVAL

New Business: **Request for Site Plan Approval Extension** – Extension of time to install landscaping for the Land Level Transfer Facility. 700 Washington Street (Map 27, Lot 142); Bath Iron Works, Applicant.

BIW representative Joe Comeau, Deputy Program Director, was present and introduced himself to the Board. He explained the events that have been occurring in the outer site of the project and how it has been separated into 2 phases.

Applicant passed out a packet including aerial photos to board and the updated information on project.

Discussion took place between the applicant and the Board about the project.

Bob Oxtan, Chair, opened the floor to the public for comments.

Millie Bernier, resident of Pine Street, complained about the visual pollution and asked that the Board not approve any further requests for extensions.

The Chair closed the meeting to the public.

Board discussion took place.

Bob Oxtan, Chair, stated that he should have stated at the beginning of item that while he is an employee of BIW he believes that he can act impartially and asked for approval from the Board and BIW to act on this item.

UNANIMOUS APPROVAL

Jim Harper also asked the same of the Board and BIW, as he is an employee as well, and asked for approval to act on this item.

UNANIMOUS APPROVAL

Chair asked for a motion regarding the Site Plan Approval Extension

DAVID KING MADE A MOTION SECONDED BY JIM HARPER TO APPROVE THE SITE PLAN APPROVAL EXTENSION FOR AN EXTENSION OF TIME TO

SEPTEMBER 30, 2001, TO INSTALL LANDSCAPING FOR THE LAND LEVEL TRANSFER FACILITY. 700 WASHINGTON STREET (MAP 27, LOT 142); BATH IRON WORKS, APPLICANT.

UNANIMOUS APPROVAL

New Business: Preliminary Plan Review – Construction of new building at 70 Office Drive (Map 19, Lot 145); City of Bath Recreation Department, Applicant

Al Smith, Community Development Director, explained that the Recreation Director is still recovering from back surgery and could not be present. Al and the Lambert Park Community Center Committee explained the project for the Board.

Al Smith introduced the committee members that were present, Cindy Harris, Martha Smith, Mary Ellen Stanton, Art Tainter, and Michelle Footer

The site plan was presented to Board.

Jim Upham stated that new codes do not allow parking lot to be in front of a building

The committee presented reasons why the parking lot would work better:

1. To make it accessible to and from ball fields
2. In order to provide a concession service in the building, if the building is on the back portion of the lot
3. To help buffer the playground by the building
4. To have a “daylight basement” to provide storage space
5. To provide easy and safe drop off for children with the building moved back

Discussion was held about the reasons to put the building in back of the parking lot.

Discussion was held regarding possible landscaping.

The Board discussed the possibility of having the electrical connection put underground.

Jim Harper commented on the need for the external lighting plan by the next meeting.

Board discussed the warehouse look and agreed that it needs to be more welcoming.

Marjorie Hawkes asked for an estimated cost figure from applicant.

Al Smith told the Board it was estimated to be \$ 180,000.00, and that it is a 2 year project because of the size of the building.

No further recommendations from the Board were given.

ITEM #1: Historic District Approval and Site Plan Amendment –
Modification of building and landscaping of parking lot at 832 and
826 Washington Street (Map 26, Lot 163); Al Austin, Applicant.

Al Austin was present and agreed that the 2 issues were split; Historic District Approval Request and an amendment to the approved site plan.

Al Austin explained his Historic District Approval request by telling the Board that he was proposing to construct a new entry-way on the side of the building at 832 Washington Street.

Jim Harper noted that the entry-way would be painted white.

The applicant confirmed that exterior lighting is already there.

The Board discussed the approval criteria (§8.11, H) and felt that all applicable criteria were met.

DAVID KING GAVE A MOTION SECONDED BY PAUL KARASS TO GRANT HISTORIC DISTRICT APPROVAL FOR THE MODIFICATION OF THE BUILDING AT 826 WASHINGTONSTREET WITH THE CONDITION THAT STAFF APPROVES EXTERIOR LIGHTING.

UNANIMOUS APPROVAL

PARKING LOT SITE PLAN AMENDMENT

The applicant detailed his reasons for landscaping with the boulders and his request for approval, and also apologized for tardiness in coming before the Board.

Bob Oxtan, Chair, opened the floor to the public for comment.

There being no public comment he closed the floor to the public comment.

The Board told Mr. Austin that the restoration of the building and improvements to the property are an enhancement to the neighborhood. However, the rocks in front of the parking lot do not fit into the historic character of the area.

The Board agreed that the site is fine with boulders removed and that the applicant needs not return as long as the boulders are removed.

No motion was made on the item.

**MOTION TO ADJOURN OPENED BY DAVID KING AND SECONDED BY
GEORGE POLLARD.**

UNANIMOUS APPROVAL

Meeting adjourned at 7:59 p.m.

Minutes prepared by Loni Deering, Temporary Recording Secretary; reviewed and edited by Jim Upham, Planning Director.