

A regular meeting of the Bath Planning Board was called on 9-5-00 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 AUGUST 15, 2000, REGULAR MEETING

DAVID KING MADE A MOTION, SECONDED BY JIM HARPER, TO APPROVE THE MINUTES OF AUGUST 15, 2000, MEETING AS WRITTEN.

New Business: Election of Officers

Jim Upham, Planning Director, was asked to preside over the election of officers. He explained to the Planning Board that the new Land Use Code required the Board to elect a Chair, a Vice Chair, and other officers the Board deemed necessary. He asked for nominations for Chair. Margie Lowe nominated Bob Oxtan and Bob Oxtan nominated David King. The Board voted to close nominations on a motion by Paul Karass, seconded by George Pollard.

Jim Upham then asked for a show of hands for those voting for each nominee. Bob Oxtan received 5 votes and David King received 2 votes.

Bob Oxtan was thus elected Chair for the upcoming year.

Jim Upham then asked for nominations for Vice Chair. Paul Karass nominated Jim Harper. There were no other nominations for Vice Chair and Jim Harper was elected unanimously.

New Business: Request for Site Plan Approval – Construction of a building to house sand and salt at Public Works garage; 450

Oak Grove Avenue (Map 15, Lot 1); City of Bath Public Works Department, Applicant.

Jim Upham explained to the Planning Board that the first action the Board now needs to take, according to the new Land Use Code, is to determine if an application is complete. He pointed out the checklist which he had prepared and included in the Planning Board packet. He said that while the application is not complete the Board does have the authority to waive certain submission items.

David King said that he felt all plans need to show the distance from the building to the property lines. He felt that this item should not be waived.

Paul Karass asked whether the Board could get City staff to review and okay this information after it were put on the plan.

David King said that the Board needs to treat all applicants the same and that this information should be on the plan before it comes to the Planning Board.

Jim Harper said that he was comfortable knowing that the proposed building was in the middle of a large lot and that setback requirements would be met.

PAUL KARASS MADE THE MOTION THAT THE BOARD IS CALLING THIS A COMPLETE APPLICATION; SECONDED BY GEORGE POLLARD.

Discussion on a motion:

Peter Owen, Public Works Director, was asked how far the proposed building would be from Whiskeag Creek.

Mr. Owen estimated that it was more than 3,000 feet.

There being no further discussion on the motion, Bob Oxtan, Chair, called for a vote.

THE MOTION PASSED 6 TO 1. (DAVID KING VOTING AGAINST THE MOTION.)

Bob Oxtan, Chair, now asked the applicant to present the application.

Peter Owen, Public Works Director, told the Board that a new salt and sand building was needed to replace the salt building that has been demolished by the Middle School expansion, and to cover the existing salt-sand pile. He said that if the pile was covered it would not freeze and cake-Up in the winter and thus the City would need to stockpile less salt and sand.

He told the Board that various locations at the Public Works facility had been investigated, but found to be unsuitable. Therefore, the building is proposed for the location where the existing salt and sand pile is. He also told the Board that there would be some new paving behind the garage, there would be one new exterior light on the back of the Public Works garage shining on the new building, and that gates would be erected to prevent "after hours" use of the sand in the building. A small amount of sand and salt will be available near the front of the Public Works garage site.

Mr. Owen also said that there would be no expansion of operation and that the proposed building (a fabric building over aluminum tubing) would be probably no taller than 20 feet, but would definitely not be any taller than the existing Public Works garage.

Bob Oxtan then opened the meeting to the public for comment.

Doris Ford, Whiskeag Road, asked if trucks backing up would still have the backup alarm.

Peter Owen said that there would still be backing behind the Public Works garage, but no more than there has been in the past.

Bob Ford, Whiskeag Road, asked if the proposed building would be large enough to store all of the sand for the winter or whether the Public Works Department would have to restock during the winter.

Mr. Owen said that the building could contain 1,000 cubic yards of sand-salt mixture and 500 cubic yards of salt. He said that the City used only about 500 cubic yards of sand-salt mixture last winter and he felt that the building would be large enough. If not, he said that the building would have to be restocked during the winter.

There were no more public comments and Bob Oxtan closed the public comment portion.

Jim Harper asked Mr. Owen whether the building would have doors, and about the proposed gate and fencing.

Mr. Owen said that the building would be open on both ends and he said that the gate would be a simple wooden fence gate.

Jim Harper asked if the applicant would oppose having a condition placed on the approval requiring that the building not exceed the height of the Public Works garage.

Peter Owen said this was not a problem.

JIM HARPER MADE A MOTION; SECONDED BY DAVID KING, THAT THE PLANNING BOARD FINDS THAT THE APPLICABLE SECTIONS OF ARTICLE 10 HAVE BEEN COMPLIED WITH BY THE SITE PLAN AND THAT THE REQUEST FOR SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A BUILDING TO HOUSE THE SAND AND SALT PILE AT THE PUBLIC WORKS GARAGE BE APPROVED WITH 2 CONDITIONS: 1. THAT THE SITE PLAN BE AMENDED TO SHOW THE DISTANCE FROM THE PROPOSED BUILDING TO ALL PROPERTY LINES AND THAT THIS BE REVIEWED BY THE CITY PLANNING DIRECTOR, AND 2. THAT THE PROPOSED BUILDING BE NO TALLER THAN THE EXISTING PUBLIC WORKS GARAGE.

UNANIMOUS APPROVAL.

New Business: Request for Site Plan Approval – Construction of Community Center building; 70 Office Drive (Map 19, Lot 145); City of Bath Recreation Department, Applicant.

Jim Upham, Planning Director, told the Board that the Community Center Committee asked to have this item postponed because the site plan was not complete at this time.

ON A MOTION MADE BY DAVID KING, SECONDED BY JIM HARPER, THE BOARD VOTED UNANIMOUSLY TO TABLE THIS ITEM UNTIL THE NEXT PLANNING BOARD MEETING.

New Business: Request for Historic District Approval – Façade changes to building at 149 Front Street (Map 26, Lot 265); John Hichborn, Applicant.

David King declared that he has done work for John Hichborn and for Rogers True Value Hardware in the past, but that presently he had no issues pending and asked if the Planning Board and the applicant had any concern with him acting on this agenda item.

Both the Planning Board and the applicant felt that Mr. King could review this item unbiasedly.

George Pollard also declared that he was a part time employee of Rogers True Value Hardware, but he felt he could review the application unbiasedly and asked that the Planning Board and the applicant agree.

Both the Planning Board and the applicant agreed that Mr. Pollard could review this item in an unbiased manner.

John Hichborn, applicant, told the Planning Board that he was proposing to make façade improvements to the Commercial Street side of the building on 149 Front Street. He said that the improvements were being made to house new tenants, hopefully doctors from Parkview Hospital.

He explained the façade improvements and the changes to the plan to meet Sagadahoc Preservation's comments on the first plan. He mentioned that brick sidewalks and decorative lighting would be extended in front of this building by the City.

When asked how long before the pressure treated wood would be painted, Mr. Hichborn told the Board that it would be installed painted.

Bob Oxtan opened the meeting up to public comment.

There being no public comment he closed this portion of the meeting.

Bob Oxtan then asked the Board whether they felt that Section 8.11, H (Historic District approval criteria) had been met by this application.

The Board agreed that the approval criteria have been met.

JIM HARPER THEN MADE A MOTION TO APPROVE THE REQUEST FOR HISTORIC DISTRICT APPROVAL FOR FAÇADE CHANGES TO THE COMMERCIAL STREET SIDE OF THE BUILDING AT 149 FRONT STREET. WITH THE FOLLOWING CONDITIONS:

- 1. THAT THE VINYL SIDING BE WOOD GRAIN TEXTURE**
- 2. THAT THE LATTICE WORK BE PAINTED A COMPATIBLE COLOR TO BE APPROVED BY THE CITY PLANNING DIRECTOR**
- 3. THAT THE BALUSTERS LIKE THOSE BEING PROPOSED FOR THE FRONT STAIRWAY BE ADDED TO THE STAIRWAY AT THE SOUTHEAST CORNER OF THE BUILDING.**

THE MOTION WAS SECONDED BY DAVID KING.

UNANIMOUS APPROVAL

ON A MOTION BY GEORGE POLLARD, SECONDED BY PAUL KARASS, THE MEETING WAS ADJOURNED AT 7:20 P.M.

Minutes prepared by Jim Upham, Planning Director.