

A regular meeting of the Bath Planning Board was called on 10-03-00 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
Jim Harper, Vice Chair
Marjorie Hawkes
Paul Karass
David King

MEMBERS ABSENT

George Pollard
Margy Lowe, Secretary

STAFF PRESENT

Jim Upham, Planning Director

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

MINUTES OF THE SEPTEMBER 19, 2000, REGULAR MEETING

DAVID KING MADE A MOTION, SECONDED BY PAUL KARASS, TO APPROVE THE MINUTES OF THE SEPTEMBER 19, 2000, MEETING AS WRITTEN.

UNANIMOUS APPROVAL

Old Business: **1. 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.

Tabled from September 5, 2000, meeting

The applicants introduced themselves and cited their intention to seek a site plan approval for a major expansion to the existing Sandwich Shop located on Vine Street. Mr. O'Dare stated that the issues of concern had been resolved.

1. They now have a flood plain certificate. The property is not in the flood zone.
2. The propane tank will be behind the building and the dumpster will be on the side with a fence to shield it.
3. Lighting will be located on the dormers.
4. Snow will be piled only on the front part of the lot in 2 locations.

Items that were discussed by the Planning Board included:

1. What type of lighting will be used and will it spill over on to other property;
2. What kind of fence will be built around the dumpster;
3. How will the building be sided, what colors will be used, how will the concrete block be covered; and
4. Will the height of the stockpiled snow be a traffic issue?

O'Dare explained that they were planning on using a wall pack light to light areas they considered unsafe. There was concern that this type of light would flood on to other properties and O'Dare replied by saying the wall pack light could be used with different lenses to reduce that.

Oxton suggested that they use cut off lights.

O'Dare said that would not be a problem.

O'Dare explained that the dumpster would be shielded by a stockade fencing and that the property had brush to shield the backside of it from neighboring properties.

O'Dare explained that the Building will have gray siding with white split shaker shingles on a concrete foundation.

Oxton expressed concern that the concrete block would detract from the building. There was discussion on whether this was an issue for rejecting this request. King stated that historically there would have been a visible foundation on property. Oxton concedes on the siding issue.

O'Dare explained that they had planned to hide the concrete block with shrubs and flowers. The exact landscape plan has not been created.

Board requested that a landscape plan be brought before them prior to May 1, 2001.

O'Dare agreed.

Harper was concerned that snow piled too high in the winter would be a traffic hazard and wondered how high they would let the snow get before removal. There was some discussion about how high would be appropriate. It was decided that the snow should not be in excess of 3 feet before removal.

O'Dare agreed.

The Board waived the reading of the Historic District Review Approval Criteria.

JIM HARPER, STATING THAT THE APPLICATION MET THE

REQUIREMENTS OF THE 1983 LAND USE CODE § 12.10 (SITE PLAN APPROVAL CRITERIA) AND § 14.07 (HISTORIC DISTRICT APPROVAL CRITERIA), MADE A MOTION, SECONDED BY PAUL KARASS, TO GRANT SITE PLAN AND HISTORIC DISTRICT APPROVAL FOR A NEW BUILDING AT 45 VINE STREET, (MAP 27, LOT 101) WITH THE FOLLOWING CONDITIONS:

1. Cut off lights are utilized and approved by the City Planning Director
2. Height of snow in the southwest corner of the parking lot is not to accumulate in excess of 3 feet.
3. A landscaping plan will be brought to the Bath Planning Board prior to May 1, 2001.

UNANIMOUS APPROVAL

Old Business: **2. Request for Site Plan Approval** – Construction of Community Center Building; 70 Office Drive (Map 19, Lot 145); City of Bath Recreation Department, Applicant.

Tabled from September 5, 2000, meeting

Jim Upham moved that this issue be tabled until the next regular meeting of the Planning Board.

DAVID KING MOVED, SECONDED BY JIM HARPER, TO REMOVE THIS ITEM FROM THE TABLE.

UNANIMOUS APPROVAL

DAVID KING MOVED, SECONDED BY JIM HARPER, TO TABLE UNTIL THE NEXT REGULAR MEETING OF THE PLANNING BOARD.

UNANIMOUS APPROVAL

New Business: **1. Request for Site Plan Approval** – Expansion of existing building; 247 Washington Street, (Map 38, Lots 11 and 12); Maine Maritime Museum, Applicant.

Applicant, Tom Wilcox, Director of the Museum, introduced himself and Don McGilvery, his contractor. McGilvery gave a quick description of their plans for the museum; a yachtsman's center, additional gallery space, and a meeting and dining facility.

Paul Karass asked about the restaurant. Who will it serve?

Jim Harper asked if there would be room for kitchen facilities.

McGilvery replied that they will be serving Museum guests only and that there would be a kitchen, but it would be more of a service kitchen for preparations and small meals, but not a full kitchen.

There was discussion about sewerage the Yachtsman Center building.

McGilvery explained that there will be a sewer line to Washington Street.

Jim Upham stated that if the Museum deviates from the approved plan to have a forced main to one of the existing buildings they must return to have the change approved.

McGilvery stated that they are aware of that and will do so if the problem arises.

There was some discussion about lighting and outside appearance.

McGilvery stated that the buildings are designed to blend in with the existing buildings and they will be using cut-off fixtures.

Paul Karass asked about Section 10.29 (Landscaping and Screening) of the Land Use Code;

McGilvery addressed this and explained their request for a waiver on the landscaping plan. He stated that their plantings will be consistent with what is presently there and that they will revegetate disturbed areas to lawn and will maintain the existing campus landscape theme.

Jim Upham stated that there must be a motion made to accept the waiver and to state that the application is complete.

PAUL KARASS, SECONDED BY MARJORIE HAWKES, MADE A MOTION THAT THE APPLICATION IS COMPLETE.

FOUR APPROVE AND ONE OPPOSE (DAVID KING)

David King opposed. He finds the plan incomplete because setback lines were not drawn on the plan.

BOB OXTON STATED THAT THE MOTION HAS CARRIED.

PAUL KARASS MADE A MOTION, SECONDED BY DAVID KING TO GRANT A WAIVER TO SECTION 10.29, THE WAIVER OF THE LANDSCAPE PLAN.

UNANIMOUS APPROVAL

Some discussion took place concerning the dumpster and cooling tower. It was

decided that if current plans changed the Museum would have to file and amended plan.

Bob Oxtan asked if there were any further questions and opened questions to the public. No comment. He closed the public portion of the meeting.

DAVID KING STATING THAT THE APPLICATION AND PLANS DEMONSTRATE THAT THE APPLICABLE SECTIONS OF ARTICLE 10 HAVE BEEN MET, SECONDED BY JIM HARPER MADE A MOTION TO APPROVE THE SITE PLAN APPLICATION FOR THE MAINE MARITIME MUSEUM. THE MOTION WAS SECONDED BY JIM HARPER.

UNANIMOUS APPROVAL

ON A MOTION BY PAUL KARASS, SECONDED BY DAVID KING, THE MEETING WAS ADJOURNED AT 7:11 P.M.

Minutes prepared by Dana Carter.