

A regular meeting of the Bath Planning Board was called on 11-08-00 for the purpose of conducting regular business.

MEMBERS PRESENT

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

MINUTES OF THE OCTOBER 3, 2000, REGULAR MEETING

DAVID KING MADE A MOTION, SECONDED BY JIM HARPER, TO APPROVE THE MINUTES OF THE SEPTEMBER 5, 2000, MEETING AS WRITTEN.

UNANIMOUS APPROVAL

New Business: Request for Site Plan Amendment – 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 that the application was before the Board because the building design is a few feet higher than the existing Public Works garage. A condition of approval of the original plan was that it be no taller than the Public Works garage.

Lee Leiner, Deputy Public Works Director, introduced himself and explained the application to amend the approved plan. He said the drawing shows that the building housing the sand and salt pile would not be seen by the public from Oak Grove Avenue due to the angle at which drivers and passengers are seated in their cars. And he said that if the condition of the approval were so that the building would not be seen by the public from Oak Grove Avenue, the spirit of the condition would still be met.

THE CONDITION OF APPROVAL BEING MET, DAVID KING MADE A MOTION, SECONDED BY GEORGE POLLARD TO APPROVE THE AMMENDMENT.

UNANIMOUS APPROVAL

New Business: Request for Site Plan Amendment – Traffic Pattern Change; Bath Middle School; 6 Old Brunswick Road (Map 22, Lot 17); Bath School Department, Applicant

Jim Upham explained that when the Middle School project was approved by the Planning Board making the traffic flow on “Salt Shed Road” to one-way traffic was discussed. It had been discussed during the meeting to make it two-way traffic, but the motion to approve did not state that. The one-way sign was installed but motorists are using the road as if it were two-way, as it used to be. The School Department asked for this amendment, as did the Recreation Department, the Police Department, the Fire Department, and the City Manager.

DAVID KING MADE A MOTION, SECONDED BY PAUL KARASS, TO APPROVE THE AMENDMENT TO MAKE THE TRAFFIC PATTERN TWO-WAY.

UNANIMOUS APPROVAL

Old 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 told the Board that the Bath Recreation Department and the ad-hoc Committee for the Lambert Park Community Center submitted a complete application with the exception of the items requested for a waiver. He referred them to his checklist and the memo from the Committee requesting the waivers.

PAUL KARASS MADE A MOTION, SECONDED BY DAVID KING, TO CONSIDER THE APPLICATION COMPLETE.

UNANIMOUS APPROVAL

Al Smith, City of Bath Community Development Director, introduced himself and explained the plan and the application to the Board. He also explained the waiver requests.

1. Curb Radius – the curb radius is not specifically labeled on the plan but

- they have been reviewed by the Public Works Department and have been approved by them.
2. Two Entrances to Office Drive – The Fire Department has reviewed the plans for the entrance and it has met with their approval.
 3. Location of Parking in Front of Building– Setting the building on the back part of the lot is requested to orient the building with the playground and provide a buffer between the playground and the parking lot, and to make the building more usable to people using the recreation areas.

Dan Plant, 76 Office Drive, told the Board that he was concerned that this building will create a hazard for children in the area. Dan Plant explains that there is a blind hill in the area and no sidewalks. He also believed there was not enough parking in the area for this facility.

Kelly Staples, Denny Road, told the Board that during soccer season people also fail to use the correct parking lots and park on the street.

The Board discussed the parking issue and concluded that the Community Center has shown enough parking for their facility. If people are parking in the street action needs to be taken to cure this problem through different departments.

Jim Upham said that he would meet with the Police Chief and Recreation Director to devise a suitable solution to the parking problem.

Jim Upham referred the Board to the Checklist and said that he believed the approval criteria, with exception of the items for which waivers are requested, have been met. He also said that he appreciated all of the work that Phil DeLeon had done on this project.

Bob Oxtan made a few suggestions for the exterior of the building, specifically the windows. The Committee members said that that Bob's suggestions would be implemented if they could afford to.

PAUL KARASS MADE THE MOTION; SECONDED BY DAVID KING; TO GRANT WAIVERS TO SECTION 12.08, K, 3 AND L, 1-4; SECTION 10.02, B, 10.03, C; SECTION 10.06, B, 8; AND SECTION 10.14, E AND F; AND THAT WITH THE WAIVERS THE PLAN AND APPLICATION MEET THE APPROVAL CRITERIA.

UNANIMOUS APPROVAL

New Business: Planning Board Bylaws (Rules Of Procedure)

The Board discussed the bylaws and amendments to the bylaws. It was suggested that "Rules of Procedure" be the terminology used in the future. It was

also suggested that in the future "Robert's Rules of Order" be used when the Land Use Code or the Rules of Procedure do not cover an issue.

THESE ADMENDMENTS WILL BE ADOPTED AT A FUTURE MEETING.

PAUL KARASS, SECONDED BY JIM HARPER, MADE A MOTION TO ADJOURN. THE MEETING WAS ADJOURNED AT 7:07 P.M.

Minutes prepared by Dana Carter and edited by Jim Upham, Planning Director.