

A regular meeting of the Bath Planning Board was called on 12-5-00 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 NOVEMBER 8, 2000, REGULAR MEETING

Minutes were not available so action was postponed.

New Business: **Request for Site Plan Approval and Contract Rezoning** –
for expansion of existing building and the construction of 2
new buildings at the Bath Shopping Center; Chandler Drive
(Map 28, Lots 51 and 52); Eastern Development, LLC,
Applicant.

[Public Hearing]

**DAVID KING MOVED, SECONDED BY JIM HARPER, TO WAIVE THE
REQUIREMENT FOR YARD AREA LINES ON THE SITE PLAN AND WITH
THIS WAIVER TO CONSIDER THE APPLICATION COMPLETE.**

UNANIMOUS APPROVAL

Greg Mikolaities, engineer with Appledore Engineering, Portsmouth, New Hampshire, introduced himself and told the Board that he was representing the applicant. He discussed the comments that had been made by the Board at the Preliminary Plan meeting and how the plan had been changed as a result of the comments. He also spoke about the few issues that were still unresolved. These include: fencing between the rear of Shaw's and the Hyde Park neighborhood, the stormwater management plan, lighting in the parking lot, connection to the public water system, and location and types of hydrants.

He also explained the colors of the facades of the Shaw's, the proposed 10,200 square foot building, and the proposed Gardiner Savings Institution (GSI) building.

Paul Karass asked Mr. Mikolaities to explain where the retaining wall would be located and what it would look like.

Mr. Mikolaities showed on the plan that it would be along side the access road where it is being widened, behind the GSI building, and to the west of the west side of Shaw's. He said that it would be brick color and be formed to appear like brick.

Bob Oxton, Chair, then opened the public hearing.

Bridgett Oliver, representing R.E. Management, owner of some Hyde Park properties, asked that the fence behind Shaw's be of a type that would provide noise buffering.

There were no other members of the public who wanted to speak and Bob Oxton closed the public portion of the meeting.

The Board and the applicant discussed the following:

- The fence behind Shaw's, whether it should have a gate and if so its location, type of material, and its height.
- Lighting on the west side of Shaw's to provide visibility and security along the sidewalk.
- The storm-water management plan and the drainage behind GSI and north of the access road.
- Connection to the water main and hydrants.
- Facades of the buildings.
- The façade of the east side of the CVS building.
- Decorative lighting in the parking lot.
- Location of dumpsters and screening.
- Change in tree species along the access road.
- Depth of the detention ponds and need to fence it for safety purposes.
- Need to screen the homes in Hyde Park from headlights of vehicles that would be heading north between the GSI building and the new 10,200 square foot building.
- Lighting near the ATM behind GSI.
- The sign lighting of the "Shaw's" sign at the intersection of Congress Avenue and the access road.

The applicant agreed to:

- Install whatever type of fence that the Board wants,
- Install security lighting on the west side of Shaw's,
- Complete a storm water management plan to be approved by the Public Works Director,
- Connect the water system for GSI as suggested by the Bath Water District,
- Provide a plan which shows the colors of the brick and clapboards on the GSI building,
- Provide a plan for screening the dumpsters,
- Plant trees along the access road as recommended by the Forestry Committee,
- Provide a plan for screening the Hyde Park homes from vehicle headlights, and
- Provide a plan for security lighting near the ATM which is behind GSI.

The Board agreed that the decorative lighting, which will be located along the access road, would not be appropriate in the parking lot, they asked that the applicant discuss the issue of fencing the detention pond with the Police Chief. They discussed improving the east side of the CVS building and felt comfortable that the shopping center owner would make the appropriate improvements when the rest of the Shopping Center is upgraded. They also agreed that the lighting in the "Shaw's" sign at the intersection of the access road and Congress Ave would not cause too much light.

The Board decided that there were too many loose ends to approve the plan with conditions. The applicant agreed that coming back to the January meeting would not place a burden on completing the project. The applicant said that they had to get DEP approval, which could take 3 to 4 months.

JIM HARPER MADE A MOTION, SECONDED BY DAVID KING, TO TABLE THE ITEM UNTIL THE JANUARY MEETING.

UNANIMOUS APPROVAL.

New Business: Request for Historic District Approval – for alterations to existing building; 67 Centre Street (Map 27, Lots 89 and 90); Jayne Palmer, Applicant.

Jim Upham explained that what seems like a small change to the Gediman's building needs Historic District Approval before modifications can be made. He also told the Board that the plan had been sent to Sagadahoc Preservation, Inc., (SPI) for their review and comment. He said that they felt the changes were not out of character with the downtown.

The applicant, Jayne Palmer, asked where the Historic District is located.

Jim Upham explained the district boundaries.

Jim Upham told the Board that the only loose end was that the plan did not indicate what colors the addition would be painted.

Bob Oxtan, Chair, opened the meeting to the public for their comments.

There being no public who wanted to speak, he closed the public comment portion of the meeting.

JIM HARPER MADE A MOTION, SECONDED BY MARJORIE HAWKES, THAT THE APPLICATION AND PLAN MEET THE APPROVAL CRITERIA OF SECTION 8.11, H. AND THAT HISTORIC DISTRICT APPROVAL BE GRANTED FOR ALTERATIONS TO THE EXISTING BUILDING AT 67 CENTRE STREET WITH THE CONDITION THAT THE MODIFICATION TO THE BUILDING BE PAINTED THE SAME GRAY AS THE REST OF THE BUILDING, WITH WHITE TRIM.

UNANIMOUS APPROVAL.

New Business: Request for Historic District Approval – for alterations to existing building; 19-23 Centre Street (Map 27, Lot 111); Sagadahock Real Estate, Applicant.

Jim Upham explained that the window on the east side of the storefront where Ernie Backs is located was vandalized and that the property owner, Sagadahock Real Estate Association, proposed to change the window style.

Roy Ordway, representing Sagadahock Real Estate, told the Board that the lower set of windowpanes would be replaced with a wooden panel.

Jim Upham told the Board that SPI had reviewed the plan for the alterations and felt that the wood panel was very appropriate and in keeping with the period of the building.

Bob Oxtan, Chair, opened the meeting to the public for their comments.

There being no public who wanted to speak, he closed the public comment portion of the meeting.

Roy Ordway was asked what color the trim around the new window and the wooden panel would be painted. He told the Board it would be a forest green.

DAVID KING MADE A MOTION, SECONDED BY GEORGE POLLARD, THAT THE APPLICATION AND PLAN MEET THE APPROVAL CRITERIA OF

SECTION 8.11, H. AND THAT HISTORIC DISTRICT APPROVAL BE GRANTED FOR ALTERATIONS TO THE EXISTING BUILDING AT 19-23 CENTRESTREET.

UNANIMOUS APPROVAL.

The meeting was adjourned at 7:15 P.M.

Minutes prepared by Jim Upham, Planning Director.