

BATH PLANNING BOARD MINUTES

JANUARY 2, 2001

A regular meeting of the Bath Planning Board was called on 1-2-01 for the purpose of conducting regular business.

MEMBERS PRESENT

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

MEMBERS ABSENT

Margy Lowe, Secretary
George Pollard

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, AND DECEMBER 5, 2000, REGULAR MEETINGS

Paul Karass suggested that the motion made for the second item of New Business be worded to say, "**DAVID KING MADE A MOTION, SECONDED BY PAUL KARASS, TO APPROVE THE AMENDMENT TO MAKE THE TRAFFIC PATTERN TWO-WAY.**"

This motion was agreed to by all and Bob Oxtan, Chair, declared the minutes approved as amended.

There being no debate on the minutes of December 5, 2000, Bob Oxtan, Chair, declared them approved.

Old 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.

Tabled from the December 5, 2000, meeting.

The Board decided by consensus to remove this item from the table.

Gregg Mikolaities was present to represent the Applicant.

Jim Upham, Planning Director, explained that at the previous meeting, the Planning Board had a concern with a number of minor issues with the site plan. He said that these had all been taken care of with the exception of 2 items:

1. Screening of the dumpster on the east side of the new retail building, and
2. the type of fence to screen headlights of cars driving between the Gardiner Savings Bank building and the new retail building.

Mr. Mikolaities said that the Applicant was agreeable to construct a stockade fence around the dumpster and would construct a wooden fence to screen the headlights.

Bob Oxtan, Chair, opened the meeting up for public comment.

There being no public comment, Mr. Oxtan closed the public portion of the meeting.

The Board members agreed that with these 2 changes to the proposed site plan, all of the items left from the previous meeting had been taken care of and that the standards of Article 10 had been met.

DAVID KING MOVED, SECONDED BY MARJORIE HAWKES, THAT THE SITE PLAN PRESENTED AND THE LETTER FROM APPLIEDORE ENGINEERING DATED DECEMBER 21, 2000, DEMONSTRATES THAT THE APPLICABLE STANDARDS OF ARTICLE 10 HAVE BEEN MET AND THAT SITE PLAN APPROVAL BE GRANTED AND CONTRACT REZONING BE RECOMMENDED FOR THE EXPANSION OF THE EXISTING BUILDING AND THE CONSTRUCTION OF 2 NEW BUILDINGS AT THE BATH SHOPPING CENTER, WITH THE CONDITON THAT A 4 FOOT HIGH STOCKADE-STYLE FENCE BE CONSTRUCTED IN PLACE OF THE CHAIN LINK FENCE TO SCREEN THE HYDE PARK NEIGHBORHOOD FROM HEADLIGHTS OF MOTOR VEHICLES DRIVING BETWEEN THE GARDINER SAVINGS BUILDING AND THE RETAIL BUILDING, AND THAT THE DUMPSTER LOCATED ON THE EAST SIDE OF THE RETAIL BUILDING BE SURROUNDED BY A 6 FOOT HIGH STOCKADE FENCE WITH DOUBLE DOORS.

UNANIMOUS APPROVAL

New Business Adoption of Planning Board Rules of Procedure

Jim Upham told the Planning Board that he had modified the proposed rules as suggested at the meeting of November 8, 2000.

It was pointed out by Board members that the term "by-law" needed to be changed to "rules" in paragraphs 4, 5, and 7.

DAVID KING MADE THE MOTION, SECONDED BY JIM HARPER, TO APPROVE THE RULES OF PROCEDURE WITH THE ABOVE MENTIONED

CORRECTIONS.

UNANIMOUS APPROVAL.

There being no more business to come before the meeting, the Planning Board adjourned to Workshop at 6:35 p.m.

Minutes prepared by Jim Upham, Planning Director.