

A regular meeting of the Bath Planning Board was called on 2-6-01 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
Jim Harper, Vice Chair
David King
George Pollard

MEMBERS ABSENT

Margy Lowe, Secretary
Marjorie Hawkes
Paul Karass

STAFF PRESENT

Jim Upham, Planning Director
Mary Jane Sullivan, Recording Secretary

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

MINUTES OF THE JANUARY 2, 2001 REGULAR MEETING

JIM HARPER MADE A MOTION, SECONDED BY GEORGE POLLARD, TO APPROVE THE MINUTES OF THE JANUARY 2, 2001, MEETING AS WRITTEN.

UNANIMOUS APPROVAL

Old Business: None

New Business:

Request for Extension of Requirement for Parking Lot Improvements – Property bordered by Front, Oak, Commercial, and Summer Streets (Map 26, lots 260, 262, 263, 269 & 270); Sagadahock Real Estate Association, applicant.

Jim Upham reported that a year ago the applicant received a one-year extension of the requirement to make improvements to the parking lot. This extension runs out in March, 2001. Jane Morse, representing the Sagadahock Real Estate Association, said she hoped the hotel would happen within one year.

DAVID KING MOVED TO APPROVE THE EXTENSION FOR ONE MORE YEAR. GEORGE POLLARD SECONDED THE MOTION.

UNANIMOUS APPROVAL

Request for Historic District Approval – Addition to home at 1127 Washington Street (map 21, lot 187); Mr. & Mrs. Herbert Kresser, Jr., applicants.

The applicants had their architect, Michael Kreindler, speak for them. The proposal is to add a porch extension with a covered parking area at the rear of the house, with a deck on top of it. It has been designed to integrate with the historic character of the building and will look like a balcony clad in the same historic shingles as the house from Front Street and Bowery Street. George Pollard asked about vehicles exiting the parking space, and the reply was they would just back out onto Bowery Street. and continue on Washington Street.

Bob Oxton opened it up for any public comment. The Conovers, who are neighbors, said they support the proposal. There was no other public comment and Bob Oxton closed the public portion of the meeting.

David King that the architect had made it clear that the wraparound porch wall will be the same shingles as the house. The plan doesn't show that so it needs to be a condition of approval.

DAVID KING MADE THE MOTION THAT WITH THE CONDITION THAT THE NEW CONSTRUCTION BE CLAD IN SHINGLES TO MATCH THE EXISTING SHINGLES OF THE HOUSE, THE BOARD FINDS THAT THE APPLICATION MEETS THE REQUIREMENTS OF THE HISTORIC REVIEW, SECTION 8.11, H, OF THE LAND USE CODE AND GRANTS APPROVAL. SECONDED BY JIM HARPER.

UNANIMOUS APPROVAL

OTHER BUSINESS

Bob Oxton mentioned that we had received two letters. One is from the Patten Free Library. The Library Board of Trustees are concerned about the plans for the new hotel and the view from the library and the park. Jim Upham has talked with people who are involved with the design and operation of the new hotel and has let them know that the view-shed will be an important review consideration. He hopes to see a preliminary plan soon. There is no requirement in ordinance to notify abutters for a meeting on the preliminary plan but in this case we will notify the abutters and SPI. Jim offered to write a letter to the library saying they have discussed the letter and we are aware of the issues, and will notify them when we receive a plan.

The other piece of communication has been received from Margy Lowe. She is resigning from the Board because health problems will affect her ability to attend meetings. Jim Upham will send her a letter of appreciation.

Bob Oxton proposed that meeting be adjourn to workshop.

JIM HARPER MADE THE MOTION TO ADJOURN, SECONDED BY GEORGE POLLARD.

UNANIMOUS APPROVAL

THE MEETING WAS ADJOURNED AT 6:20 P.M.

The meeting was followed by a Workshop.

Submitted by Mary Jane Sullivan, Recording Secretary