

BATH PLANNING BOARD MINUTES

JULY 24, 2001

A regular meeting of the Bath Planning Board was called on 7-24-01 for the purpose of conducting regular business.

MEMBERS PRESENT

Jim Harper, Vice Chair
Marjorie Hawkes
Paul Karass
David King
Robin Haynes

MEMBERS ABSENT

Bob Oxtan, Chair
George Pollard

STAFF PRESENT

Jim Upham, Planning Director

Jim Harper, Vice Chair, called the meeting to order in the third floor Council Chambers at 6:00 p.m.

MINUTES OF THE JULY 10, 2001, REGULAR MEETING

On a motion by Paul Karass, seconded by Marjorie Hawkes, the minutes of the July 10, 2001, meeting were accepted as printed.

Old Business: None

New Business:

Item 1

Request for Site Plan Approval – for Setback Reduction Plan in C3 Zone; 5 Redlon Road (Map 31, Lot 56); Joseph and Dorothy McKenna, applicants.

ROBIN HAYNES MOVED THAT THE APPLICATION WAS COMPLETE. THE MOTION WAS SECONDED BY PAUL KARASS.

UNANIMOUS APPROVAL

Dorothy McKenna spoke and explained that she was proposing to build a deck on the southwest side of her house. She explained that the landscaping which she felt was adequate to meet the setback reduction plan requirements was existing.

Jim Harper, Vice Chair, opened the meeting up to the public.

There were no public present to comment on this application and Jim Harper closed the meeting to the public comment.

Paul Karass indicated that he felt the existing landscaping was adequate to meet the intent of the setback reduction.

PAUL KARASS MOVED TO APPROVE THE SITE PLAN APPROVAL REQUEST FOR A SETBACK REDUCTION IN THE C3 ZONE, 5 REDLON ROAD AND TO WAIVE THE REQUIREMENTS OF 10.31, C, 2. THE MOTION WAS SECONDED BY ROBIN HAYNES.

UNANIMOUS APPROVAL

Other Business

Jim Upham, Planning Director, told the Board that he was preparing an amendment to the Land Use Code which would give single family and 2 family the reduced setback (without a landscape plan) in both the C2 and C3 Zones. He explained to the Board that the setback reduction process was put in place to protect residences from non-residential uses in the C2 Zone and was intended to create a business park appearance in the C3 Zone. Requiring residences to get setback reduction plans and landscape plans approved in these two zones was never the intent. He handed out draft copies of these Land Use Code changes and some others that he's been working on to clear up some inconsistencies with the Land Use Code.

ON A MOTION MADE AND SECONDED, THE MEETING WAS ADJOURNED AT 6:20 PM.

Minutes prepared by Jim Upham, Planning Director