

A regular meeting of the Bath Planning Board was called on 3-5-02 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxton, Chair
Jim Harper, Vice Chair
David King
Paul Karass
Robin Haynes
George Pollard
Marjorie Hawkes

MEMBERS ABSENT

STAFF PRESENT

Jim Upham, Planning Director
Mary Jane Sullivan, Recording Secretary

Bob Oxton, Chair, called the meeting to order in the third floor Council Chambers at 6:00 p.m. on March 5, 2002

Minutes of February 8, 2002 meeting

PAUL KARASS MOVED, SECONDED BY GEORGE POLLARD, TO APPROVE THE MINUTES OF THE FEBUARY 5, 2002, MEETING AS WRITTEN.

UNANIMOUS APPROVAL

Old Business:

Request for Site Plan Approval and Contract Rezoning – for construction of new buildings; Leeman Highway (Map 28, Lots 53 and 54); Mark Sewall, applicant. (Tabled from the February 5, 2002, meeting)

GEORGE POLLARD MOVED, SECONDED BY JIM HARPER, THAT THE ITEM BE REMOVED FROM THE TABLE.

UNANIMOUS APPROVAL

Jim Upham said he had talked to Mark this morning, and he is not ready. Mr. Sewall asked to be scheduled for the May meeting.

JIM HARPER MOVED, SECONDED BY GEORGE POLLARD, THAT THE REQUEST FOR SITE PLAN APPROVAL AND CONTRACT REZONING – FOR CONSTRUCTION OF NEW BUILDINGS; LEEMAN HIGHWAY (MAP 28, LOTS 53 AND 54); MARK SEWALL, APPLICANT, BE TABLED TO THE MAY 7, 2002, PLANNING BOARD MEETING.

UNANIMOUS APPROVAL

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 more than 6 years ago the Planning Board granted a waiver to the Ordinance-requirement that the parking on the Praver lot be paved and landscaped, realizing that the parking was only temporary. The Board has granted extensions to the waiver. A year ago the Board granted a waiver for one year.

Chair Bob Oxton, recognized Jane Morse, who spoke on behalf of the Estate of John Morse and Sagadahock Real Estate, owners of the property. She told the Board that the property has been under option for hotel development for two years. The option has now become a purchase and sale agreement and Ocean Properties (the hotel developer) has one year to close the deal. They anticipate within a year this property will no longer be used as a parking lot, and for this reason they are requesting an extension of the waiver.

Chair Bob Oxton reminded the Board that in the past the Board still reviewed the lot. Screening for a dumpster was added 2 or 3 years ago. He asked for any comments by the Board.

George Pollard was satisfied to hear that the Option has become a Purchase and Sale Agreement. Bob Oxton asked what happens if the sale takes place and the new owner does nothing with the property for a length of time. Jim Upham stated that whatever waiver is granted goes with the land. Jim Harper thinks another 12 months is reasonable. Marjorie Hawkes asked if the sale depended on the city getting a grant to take the building down. Jane Morse responded that there is no requirement for the city to get a grant, and that whatever the new owner does will require planning board approval.

Chair Bob Oxton opened to the public for comment. Seeing none, this portion of the meeting was closed.

JIM HARPER MOVED, SECONDED BY MARJORIE HAWKES, THAT THE REQUEST FOR EXTENSION FOR PARKING LOT IMPROVEMENTS FOR THE PROPERTY BORDERED BY FRONT, OAK, COMMERCIAL, AND SUMMER STREETS BE APPROVED FOR A TWELVE MONTH PERIOD TO THE END OF MARCH 2003.

UNANIMOUS APPROVAL

Other Business:

City-wide Planning Update

Jim Upham invited guest Jim Unker, Main Street Coordinator, to speak to the Planning Board and to explain the Main Street program. Mr. Unker said he has been on the job for two months, and has produced three newsletters and surveyed local businesses and community members. He said he is to the downtown what a mall manager is to a mall. The Main Street model of the National Trust for Historic Preservation, which they will follow, includes Economic Restructuring, Organization, Promotion, and Design. His office is at 4 Center Street, at the corner of Front and Center. They are still in the organizational stage.

Jim Upham then gave a short status report of various planning projects. He said he will be going to meet with DOT officials this week to help decide the finalists for the Route One study.

The city staff is working on determining what parts of the South End Waterfront Park city forces can construct. Trees are already paid for by a grant. He hopes to get other vegetation with grant funds. He hopes to have a consultant to work on this project soon.

Hannaford Brothers has sent letters to neighboring property owners, and will hold a public meeting at the Holiday Inn one week from tonight—Tuesday, March 12. Jim Upham encouraged planning board members to go just to listen. He will check this out with Roger Therriault, City Solicitor, and let the Board know if he feels there is a problem with this.

Chair Bob Oxtan mentioned the changes to the Land Use Code that had been distributed to each member to update their books.

Robin Haynes asked if the Board was going to start going over the Comprehensive Plan. Jim Upham said maybe by summer. He is seeking another grant to get assistance in interpreting the demographics of the new census.

There was no other business to come before the Board.

PAUL KARASS MOVED, SECONDED BY MARJORIE HAWKES, THAT THE MEETING BE ADJOURNED.

UNANIMOUS

Chair Bob Oxtan reminded the Board that there would be another meeting in two weeks, Tuesday, May 19, 2002.

Meeting was adjourned at 7:00 PM.

Minutes prepared by Mary Jane Sullivan, Recording Secretary