

A regular meeting of the Bath Planning Board was called on 7-23-02 for the purpose of conducting regular business.

MEMBERS PRESENT

Jim Harper, Vice Chair
Marjorie Hawkes
George Pollard
David King
Robin Haynes

MEMBERS ABSENT

Bob Oxtan, Chair
Paul Karass

STAFF PRESENT

Jim Upham, Planning Director
Mary Jane Sullivan, Recording Secretary

Jim Harper, Vice Chair, called the meeting to order in the third floor Council Chambers at 6:00 p.m. on Tuesday, July 23, 2002.

Jim Upham reported that the minutes of the July 9, 2002, meeting are not ready as he did not have time to review them.

Jim Harper declared that the minutes of the July 9, 2002, meeting will be voted upon at the next scheduled meeting.

Old Business: None

New Business:

Item 1

Request for Site Plan Approval - Addition to building; 1 Washington Street (Map 43, Lot 21); Plant Home applicant.

DAVID KING MOVED, SECONDED BY ROBIN HAYNES, TO FIND THE APPLICATION COMPLETE.

UNANIMOUS APPROVAL.

Arthur Mayo, President of the Board of Plant Memorial Home, introduced Bill Bisson, architect with the firm of SMRT; George McDonough, SMRT, project manager; and Nathan Szanton, Szanton Company, in charge of financing and planning.

Mr. McDonough told the Board that the project consisted of a three-story, 20,000 square-foot expansion, and a renovation of the present home to change the home from a residential care facility to a congregate care facility. He said that the Bath City Council had approved a Special Purpose Commercial Contract Overlay for the property.

He explained that the existing shed is being moved closer to the rear of the site, vehicular access will remain as it is, there will be minor additional paving on the rear of the site, and that parking will be expanded from the existing parking of 18 spaces to the proposed parking of 37 spaces.

He said that one major goal is to increase outdoor access for residents by including pedestrian walk loop in the rear with a sitting area and garden access. And, the basement floor will be at grade level to allow easier access.

He pointed out that there will be only 1 cubic-foot-per-second increase in stormwater runoff. He said the site is well-suited for storm water management, it will empty out in two areas, and will be in an area of mostly sandy soil that will absorb much of the water. He said the Public Works Director has approved this stormwater plan. He told the Board that to reduce erosion they plan bi-weekly seeding of disturbed soil.

He said that no new water lines will be required, a new 6 inch sewer line will be added and the existing sewer line will be maintained. He told the Board they plan to have a new electrical transformer and bring the power to the home underground. He said the existing generator will be replaced with a new one which has a silencer and sound attenuation barrier around it, plus landscaping. He said this will reduce the sound levels from 90 decibels to 67 decibels at 23 feet.

He told the Board there will be no increase in delivery trucks. He pointed out the screening being proposed to prevent headlights from disturbing neighboring properties. He also said they are proposing lighting fixtures with cut-off fixtures and that the standard of 2-foot-candles at the property line will be met. He showed the proposed enclosure to house the generator and dumpster and adding landscaping. He also pointed out the new parking lot with that will be screened with evergreen and deciduous plantings. He said there will also be medium-size trees between the Garden Apartments and the new construction.

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

Phil DeLeon, 23 Washington St., said that he appreciated the consideration shown by the applicant in the attempts to meet the neighborhood's concerns. He said, however, he would still like it if the generator were quieter. He told about the generator running for two days and being bothersome.

He asked about the new parking lot and how it will be entered. He suggested making the northern end of the access drive two-way.

He said he enjoys using the land by the river and would like to see Washington Street sidewalks upgraded. He also asked how the parking lot was going to drain and where snow will be plowed to.

Mr. McDonough responded by saying they have taken a noisy generator and made it twice as quiet by going to the most noise protection they can. This includes, he told the Board, a silencer, housing it in a building, then the wood-fence, then the landscaping. He said he thought it would have been a mistake to put the parking lot in front of the

building. He said the lot will be well screened and the stormwater will flow toward East Lane through a fairly well-defined swale, through a pipe under a driveway, and then discharge, allowing it to go overland to the Kennebec River.

Jim Harper asked if anyone else from the public wished to speak. Seeing none, he closed the public session.

Marjorie Hawkes asked what kind of trees would be around the parking lot. Mr. McDonough replied rhododendron backed up with red-twig dogwood. She also asked what will go on the south side. He replied peonies, spirea, and small-leaf rhododendron.

Robin Haynes observed that the elevations being shown do not match the drawings in the packet. Bill Bisson, project architect, said the plan is still in a state of flux. He said he is still dealing with the funding source—Maine State Housing Authority—that has certain design requirements for the rooms. The interior design of the rooms, he said, affects the window placement.

It was pointed out to the applicant that in order to approve, the Planning Board must have plans that show exactly what will be done.

Jim Upham reminded the Board and the applicant that the Contract Zone setup for this site gives the Planning Board design-review authority.

Jim Harper said the item needs to be continued to another meeting so that a final design can be presented to the Board.

Nathan Szanton told the Board that the plans seemed to be 90% complete and that there needed to be only minor tweaking to have them complete.

Robin Haynes responded that the rhythm of the windows is not a minor detail when dealing with an historic building.

Mr. Szanton asked if it would be appropriate to seek input from the Planning Board regarding any concerns so they could be addressed at the next meeting.

There was discussion relative to the parking lot and allowing entrance to the parking lot from the north end of the access drive and regarding the generator. The consultants for the applicant felt it was entirely possible to allow entrance from the north end and they said that employees will be encouraged to use the new parking lot. The applicant said the generator will be started once a week for one hour and this is during the daytime.

Jim Harper asked the Board members if they had issues that need to be addressed at the next meeting.

Robin Haynes stated that elevations and floor plans must match precisely, that the connections between the two buildings be more like the original drawing, and that double windows be used when possible.

Jim Harper clarified that these guidelines given by Robin Haynes are improvements which will improve the design and are not necessary to meet Code.

DAVID KING MOVED, SECONDED BY GEORGE POLLARD, TO CONTINUE THE REQUEST FOR SITE PLAN APPROVAL FOR THE PLANT HOME ADDITION TO THE AUGUST 6, 2002, MEETING.

Mr. Bisson then asked if the site plan part had been approved.

David King said none of the Board members had voiced concerns with the plan. Jim Harper said there were no additional concerns at this time that have not already been expressed.

Item 2

Request for Historic District Approval – Addition to the Commercial Street Pump Station; 29 Commercial Street (Map 27, Lot 134); City of Bath, applicant.

Jim Upham, Planning Director, told the Board that in order to expand the pump station the City needed to get Zoning Board approval. That was done, he said, last evening.

Stephen Dyer, EER, spoke and told the Board why the City is doing the pump station project. He said that during the past decade the City has been engaged in an extensive program to remove combined sewer overflows, which discharge to the Kennebec River. He said there has been countless separation of sewer and storm lines throughout the City and pump stations have been upgraded.

He said this property is surrounded on all sides by State of Maine-owned land. He said the addition will have the same pitch to the roof as the existing building, and the same style brick. He went through the Historic District Approval criteria.

Jim Upham said he submitted the City's Plan to SPI and they recommended approval.

Jim Harper opened the session for public comment. Seeing none, the public session was closed.

Robin Haynes said it is true there are no buildings near, but that it is hoped that the train station will get used again. She suggested adding a couple of trees on the southwest corner as buffering.

Marjorie Hawkes suggested arborvitae. Jim Upham suggested to have what is chosen be approved by the City Arborist. Marjorie Hawkes recommended that whatever is chosen be low maintenance and it would be nice if it blossomed during the year.

DAVID KING MOVED, SECONDED BY GEORGE POLLARD, THAT THE APPLICATION MEETS THE APPROVAL CRITERIA AND THAT THE BOARD GRANT HISTORIC DISTRICT APPROVAL FOR THE ADDITION TO THE COMMERCIAL STREET PUMP STATION WITH THE CONDITION THAT ADDITIONAL TREES BE PLANTED AT THE SOUTHWEST CORNER OF THE

BUILDING AND THAT THIS PLANTING BE SUBJECT TO APPROVAL BY THE CITY ARBORIST.

UNANIMOUS APPROVAL.

There being no further business to come before the Board,

GEORGE POLLARD MOVED, SECONDED BY DAVID KING, TO ADJOURN THE MEETING.

UNANIMOUS APPROVAL

The meeting adjourned at 7:00 p.m.

Minutes prepared by Mary Jane Sullivan, Recording Secretary