

A regular meeting of the Bath Planning Board was called on 11-26-02 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
Jim Harper, Vice Chair
Marjorie Hawkes
Robin Haynes
Richard Klingaman
Mark Little

MEMBERS ABSENT**STAFF PRESENT**

Jim Upham, Planning Director

Bob Oxtan, Chair, called the meeting to order in the First Floor Auditorium at City Hall at 6:00 p.m. on Tuesday, November 26, 2002.

New Business**Item 1**

Pre Application Workshop; Construction of the "Wyoming Project;" 243 Washington Street (Map 38, Lot 10); Maine Maritime Museum, applicant.

Tom Wilcox, Executive Director of the Maine Maritime Museum, spoke and told the Board about the Wyoming project. He told the Board that the proposal would be to construct a sculpture which would give someone the impression of the size, scale, and location of the *Wyoming* as it was on the ways in 1909.

Mr. Wilcox said that the Maine Department of Environmental Protection was requiring that the sculpture be moved away from the shore of the Kennebec River so that it was not in the wetland area nor in the 25-foot wide area around the wetland. He said that the masts of the *Wyoming* would be lighted by 120 watt incandescent lamps, four up and four down, on each mast. He also said that the museum was working with the Federal Aviation Administration and that it was likely the masts would not need obstruction lights.

Mr. Wilcox said that they hope to have the project completed by July 1, 2003.

Jim Upham, Planning Director, talked about the need for a change in the Land Use Code to allow the jib boom of the *Wyoming* to extend into the Yard Area along Washington Street. He said that originally the thinking was to allow "sculpture" to be placed in the yard area, but after talking with Roger Therriault, City Solicitor, it seems more appropriate to include the Marine Business District (the district in which the museum is located) in the list of zones which allows Contract Rezoning. There was some discussion among Board members and the applicant as to the improvements that the museum could make in order to receive the reduction in Yard Area to accommodate

the jib boom of the *Wyoming* as it is designed. Some of these include extra landscaping, an improved fence, and other modifications.

Bob Oxtan then allowed the public to comment.

Tom Harkins, 660 High Street, asked if the masts would be free-standing or whether they would have guys or stays.

Mr. Wilcox told the Board that the masts would be free-standing.

There were no other members of the public who spoke and Bob Oxtan closed the public session of the meeting.

As this was a pre-application workshop discussion, there were no decisions made by the Board.

Item 2

Pre Application Workshop; Construction of a 48,000 square foot supermarket; Route 1, Redlon Road, Richardson Street, Western Avenue, Lilac Street, Leonard Court (Map 28, Lots 46, 47, 49; Map 31, Lots 69, 71, 72, 73, 74, 75, 76); Hannaford Bros. Co., applicant.

James Canon, Real Estate Representative of Hannaford Bros., spoke and explained the project to the Board. He told the Board that Hannaford Bros. has had 2 meetings with the neighborhood, one being in March and one being in August, 2002. He told the Board that the company was proposing to construct a 47,000 square foot grocery store on a 6.4 acre parcel. He said that Hannaford would be asking for a zone change on part of the land.

The plan he showed to the Board had 3 curb cuts on Route 1, an exit from the parking lot onto Redlon Road, an entrance for delivery trucks to the back of the store from Redlon Road, and an entrance and exit on Western Avenue. He also told the Board that there would be pedestrian access from Lilac Street, Richardson Street, and Western Avenue. He also showed renderings of what the view of the building would be from Western Avenue and Richardson Street. He said the building would be brick and clapboard sided.

Diane Morabito, Consulting Traffic Engineer, told the Board that presently Western Avenue carries 116 vehicles at the PM peak hour. Richardson Street, she said, carries four times that amount of traffic. She said that the store is expected to generate about 550 PM peak trips, 25% of these would be through the Western Avenue neighborhood. She suggested that traffic calming measures such as raised intersections, "neck downs," and one-way flows could help to slow traffic. She also said that the applicant would be working with the Planning Board and the neighborhood to design circulation and traffic calming measures. She told the Board that the numbers of vehicles at the Western Avenue and High Street intersection would probably warrant a traffic light.

Jim Harper asked whether the power lines would be underground and he suggested that landscaping on the Richardson Street side of the project was minimal at best. He suggested that a wall be extended from the building past the loading dock to screen it visually and also screen the noise from the neighborhood.

Bob Oxtan then opened the meeting up for public comment.

Bill Quimby, 28 Farrin Street, told the Board that he represents the neighborhood and he spoke about the project relative to the Bath Comprehensive Plan. He pointed out that the Comprehensive Plan has much discussion about preserving neighborhoods. He said that everyone wants the project, but no one wants access through the neighborhood.

The desire to have the project, but not to have traffic through the neighborhood was reiterated by Jane Paterson, 12 Western Avenue; Barbara Johansen, 90 Richardson Street; Lori Harper, 27 Farrin Street.

Tom Harkins, 660 High Street, asked about traffic counts for the second and third shifts of Bath Iron Works.

Ed Rogers, City Councilor, spoke and told the Board that the public needs to make sacrifices in order to increase the City's tax base.

Bruce Goodwin, 71 Russell Street, spoke and told the Board that the City can't enforce one-way traffic today.

Betsy Donovan, owner of property on Lilac Street, spoke and said that she was concerned about the view of the proposed store and the noise from Lilac Street.

Bob Warren, 38 Western Avenue, spoke and asked how many Hannaford stores presently abut residential neighborhoods and don't have access through that neighborhood. He suggested that traffic calming doesn't slow cars down. He said that people in the neighborhood want the store, but do not want traffic through the neighborhood.

Dick Hill, 71 South Street, suggested that Hannaford buy the 2 houses left on Lilac Street so that they would not have to face this commercial development.

Tom Hoerth, City Arborist, spoke and asked if the 3 crab apple trees at the corner of Lilac and Richardson Street could be saved and moved to another location. He also suggested that the landscaping was not too sparse and that it would fill in. He reminded the applicant that the City has a municipal street tree ordinance and that this should be observed. He said that a comprehensive street tree inventory had been undertaken and the results confirmed the need for more diversity of tree species. He commented that planting in parking lots was very important and that non-traditional methods could be used to see that the trees succeeded. Finally, he spoke of the ash tree that is referred

to as the “Lincoln tree” that will be removed if this project goes forward. He said that the tree was not worth the effort to save, but that it should be commemorated.

Polly Thibodeau, 17 Western Avenue, spoke and told the Board that it was important to maintain this neighborhood.

There were no other members of the public who spoke.

Bob Oxtan said that he was concerned about the compatibility of the design of the store. He talked about lighting which could be compatible with that on the Sagadahoc Bridge, and he spoke about noise on Lilac Street. He said that Bath’s sense of place is important and he said that the design of the store should echo elements of local architecture.

James Canon spoke and said that Hannaford would take public comments into consideration in developing a plan to come before the Planning Board.

There being no further business to come before the Board the meeting was adjourned at 9:05 p.m.

Minutes prepared by Jim Upham, Planning Director