

A regular meeting of the Bath Planning Board was called on 2-18-03 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
Jim Harper, Vice Chair
Marjorie Hawkes
Robin Haynes
Richard Klingaman
Gordon Reed

MEMBERS ABSENT**STAFF PRESENT**

Jim Upham, Planning Director
Marsha Hinton, Recording Secretary

Bob Oxtan, Chair, called the meeting to order in the third floor Council Chambers at 6:00 p.m. on Tuesday, February 18, 2003.

Minutes of February 4, 2003, meeting

RICHARD KLINGAMAN MOVED, SECONDED BY MARJORIE HAWKES TO ACCEPT THE MINUTES OF THE FEBRUARY 4, 2003, MEETING AS SUBMITTED.

UNANIMOUS APPROVAL**Old Business:**

None.

New Business:**Item 1****Planning Board Review of Community Development Block Grant Application**

Al Smith, Community Development Director, stated that he is before the Board as part of the Maine Office of Community Development's invitation into the second phase of an application process. The City of Bath has in the past used a community development grant to improve sewer, storm water run off, streets, and sidewalks. This current grant will be for \$400,000.00, \$240,000.00 of which will be in the form of a grant and \$160,000.00 in the form of a loan. Mr. Smith explained that if awarded the city plans to use these funds to improve the infrastructure for Union Street, Highland Street and Elm Street. He added that on Elm Street some of this will be new service.

As part of the approval process one of the requirements is to have the Planning Board review the project and make a determination as to its compatibility with the City's Comprehensive Plan.

Jim Harper asked if the infrastructure improvements were going to be city wide or were specific to certain areas.

Jim Upham, Planning Director, stated that these improvements were going to target specific areas and will not be city wide.

There being no further questions from the Board Bob Oxton, Chair, asked for a motion.

JIM HARPER MADE A MOTION, SECONDED BY GORDON REED, TO FIND THE COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION OUTLINED IN THE JANUARY 21, 2003, LETTER TO BE CONSISTENT WITH THE CITY OF BATH'S COMPREHENSIVE PLAN.

UNANIMOUS APPROVAL

Item 2

Pre-application Workshop – Construction of a VIP Discount Auto store and two other buildings; 11 State Road (Map 31, Lot 67); Finast Properties, LLC, applicant.

Charlie Wiercinski, Sitelines, introduced Mike Sweeney, owner, and stated that they were before the Board to gain the Board's input so that they could incorporate any suggestions the Board may have into the formal application. He showed a proposed plan of the site with the existing building and two proposed buildings as well as conceptual building designs. He added that they intended to utilize the impervious surface that now exists on the site. Mr. Sweeney pointed out ways he plans to make the site more visually appealing especially from the highway. They discussed traffic flow issues and landscaping for the site.

The Board held discussion on the look for the gateway of Bath, various exterior treatments and colors, landscaping, visibility from the highway, traffic, balancing corporate franchise looks with local community appearances, curb cuts and removal of unsightly objects currently on the site.

Richard Klingaman recommend photographs of the site from various perspectives, traffic studies which take into consideration the proposal for Hannaford Bros. as well as not creating more congestion in the Bath Road turn off to Congress Street.

Robin Haynes recommended that the colors and types of materials used be more in keeping with the rest of the city. She pointed out various franchise restaurants which have blended into a location with great success. She also recommended using different colored bricks to achieve a franchise design and still not be out-of-place within the community.

The Board expressed their appreciation for the applicant's willingness to work with the city to achieve a pleasing appearance for the city's gateway.

There being no further business to come before the Board, **RICHARD KLINGAMAN MOVED, SECONDED BY ROBIN HAYNES, THAT THE MEETING BE ADJOURNED.**

UNANIMOUS APPROVAL

The meeting was adjourned at 6:50 p.m.

Minutes prepared by Marsha Hinton, Recording Secretary