

A regular meeting of the Bath Planning Board was called on 4-1-03 for the purpose of conducting regular business.

MEMBERS PRESENT

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

MEMBERS ABSENT

Bob Oxtan, Chair
James Hopkinson

STAFF PRESENT

Jim Upham, Planning Director
Marsha Hinton, Recording Secretary

Jim Harper, Vice Chair, called the meeting to order in the third floor Council Chambers at 6:00 p.m. on Tuesday, April 1, 2003.

Minutes of March 18, 2003, meeting

Robin Haynes stated that the last motion of the March 18, 2003 meeting should be amended to read "seconded by James Hopkinson" instead of "seconded by John Hopkinson".

RICHARD KLINGAMAN MOVED, SECONDED BY ROBIN HAYNES TO ACCEPT THE MINUTES OF THE MARCH 18, 2003, MEETING AS AMENDED.

UNANIMOUS APPROVAL**Old Business:****Item 1****Request for Contract Rezoning, Zoning-map Amendment in Accordance with an Architect's Plan (Land Use Code Section 1.07, G), and Site Plan Approval --**

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.
(Continued from March 4, 2003, meeting.)

Jim Upham, City Planner, stated that he had received a letter, dated March 18, 2003, from the applicant asking to table this item so that adequate time be allowed for a new traffic study in order to properly develop a modified site plan.

There being no discussion from the Board, Jim Harper, Vice Chair, asked for a motion.

GORDON REED MOVED, SECONDED BY MARJORIE HAWKES, TO TABLE THE REQUEST FOR CONTRACT REZONING, ZONING MAP AMENDMENT IN ACCORDANCE WITH AN ARCHITECT'S PLAN AND SITE PLAN APPROVAL,

HANNAFORD BROS., CO., APPLICANT, UNTIL THE PLANNING BOARD'S APRIL 15, 2003, MEETING.

UNANIMOUS APPROVAL.

New Business:

Item 1

Request for Site Plan Approval – Construction of a 7,500 square foot manufacturing building; Wing Farm Parkway (Map 29, Lot 31); Custom Composite Technologies, applicant.

Jim Upham, City Planner, reminded the Planning Board that before they started consideration of this application they needed to find it complete.

There being no discussion from the Board, Jim Harper asked for a motion.

ROBIN HAYNES MOVED, SECONDED BY GORDON REED, TO FIND THE APPLICATION FOR SITE PLAN APPROVAL COMPLETE.

UNANIMOUS APPROVAL.

Steve Hassett, owner, briefly described the type of manufacturing Custom Composite Technologies engages in, his experience in boat construction, and the various companies he has had business with.

Eric Dube, project engineer, described the building, parking, set back, drainage, landscaping, lighting, noise, and traffic. He specifically mentioned that they were requesting a reduction in parking spaces. He added that this was not the type of business to have large numbers of customers at the site and there are not many employees. He stated that they felt the parking as outlined in the proposed site plan is more than adequate. He also mentioned that they were requesting the set back be reduced and that the landscape plan has been prepared by a registered landscape architect.

Karen Morrison, environmental engineer, discussed the various methods already being utilized by the business to control any environmental hazard. She stated that they were well below the DEP requirements because of the low levels of hazardous materials being used and the containment methods already in place. Her only recommendations to the applicant had been to continue to maintain the Material Safety Data Sheets and to track usage levels.

Discussion was held by the Planning Board on landscaping, number of employees, use of green spaces, conditions to approval, potential expansion, pollution and other environmental hazards, buffering, fire containment, set back, and parking.

Gordon Reed recommend that the applicant prepare a fire plan and inform the Fire Department of the type and location of hazardous materials as a preventative measure.

Jim Harper complimented the applicant on the excellent job in preparing this application for the Planning Board's approval. He added that several senior members of City Staff had favorably commented on this application as well.

There being no further discussion from the Board, Jim Harper asked for a motion.

ROBIN HAYNES MOVED, SECONDED BY RICHARD KLINGAMAN, TO APPROVE THE REQUEST FOR SITE PLAN FOR CONSTRUCTION OF A 7,500 SQUARE FOOT MANUFACTURING BUILDING, CUSTOM COMPOSITE TECHNOLOGIES, APPLCIANT, WITH THE FOLLOWING CONDITIONS:

THAT PARKING REQUIRMENTS IN LAND USE CODE SECTION 10.06 BE REDUCED AS OUTLINED IN THE APPLICANT'S PROPOSED SITE PLAN; AND

THAT THE LANDSCAPE PLAN ALLOWING THE SET BACK REDUCTION AS ALLOWED IN LAND USE CODE SECTION 10.31 BE APPROVED.

UNANIMOUS APPROVAL.

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

UNANIMOUS APPROVAL.

The meeting was adjourned at 6:40 p.m.

Minutes prepared by Marsha Hinton, Recording Secretary