

A regular meeting of the Bath Planning Board was called on 6-17-03 for the purpose of conducting regular business.

**MEMBERS PRESENT**

Bob Oxtan, Chair  
Jim Harper, Vice Chair  
Robin Haynes  
Richard Klingaman  
Gordon Reed  
James Hopkinson

**MEMBERS ABSENT**

Marjorie Hawkes

**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, June 17, 2003.

**Minutes of June 3, 2003, meeting**

**RICHARD KLINGAMAN MOVED, SECONDED BY ROBIN HAYNES, TO APPROVE THE MINUTES OF THE JUNE 3, 2003, MEETING AS WRITTEN.**

**UNANIMOUS APPROVAL****Old Business:**

None.

**New Business:****Item 1**

**Historic District Approval** – Replacement of existing windows; 1008 Washington Street (Map 21, Lot 3); Matthew Hanna, applicant.

Matthew Hanna, applicant, stated that he was before the Planning Board to request Historic District Approval to replace existing windows with six over six style windows and trim to match the rest of the house.

Bob Oxtan, Chair, opened the floor to members of the public who wished to comment. None being seen, Mr. Oxtan, closed the public portion of the meeting.

Jim Harper recommended that the reading of Land Use Code section be waived.

Bob Oxtan, Chair, polled the Planning Board members and it was unanimously agreed to waive the reading.

**ROBIN HAYNES MADE A MOTION, SECONDED BY RICHARD KLINGAMAN, TO GRANT HISTORIC DISTRICT APPROVAL FOR REPLACEMENT OF EXISTING WINDOWS AT 1008 WASHINGTON STREET (MAP 21, LOT 3).**

**UNANIMOUS APPROVAL.**

**Item 2**

**Request for Site Plan Approval** – Expansion of existing building and Setback Reduction; 94 Richardson Street (Map 31, Lot 57); Betsy C. Varian, applicant.

Jim Upham informed the Planning Board that the applicant had been before the Zoning Board of Appeals to request expansion of a non-conforming use and had been unanimously granted approval for that request. Mr. Upham also explained that this was an amendment to an existing Site Plan and as such did not require that the Planning Board find this to be a complete site plan.

Eddie Cram, representing the applicant, stated that the applicant has come before the Planning Board to request approval for expansion of an existing building as well as a setback reduction. Using a landscape architects drawing, Ms. Cram described the buffering they proposed in the area of setback to be reduced. Ms. Cram also described the type of flowers, trees, and shrubs to be used in the landscaping. Ms. Cram read sections of the June 10, 2003, letter from Thomas Hoerth, City Arborist and Tree Warden, adding that the applicant was willing to consider these suggestions and would welcome suggestions from the Planning Board. Ms. Cram explained that there would be no increase in volume of business, no increase in number of stations, or any increase in traffic with this proposed addition. Ms. Cram described the proposed addition.

The Planning Board held discussion on the type and number of windows to be used, lighting, future placement of air conditioning units, and suggestions made by the City Arborist.

There being no further discussion from the Board, Bob Oxtan opened the meeting to members of the public who wished to comment.

Newbold Varian, owner, stated that this was to improve the appearance of the property, provide more work room for the work stations and to make it more inviting to the customer.

Bob Oxtan read an e-mail from Joseph and Dot McKenna, abutters, to Jim Upham dated June 17, 2003, in support of this application.

There being no further comment from members of the public present, Bob Oxtan, Chair, closed the public portion of the meeting.

**JIM HARPER MADE A MOTION, SECONDED BY JAMES HOPKINSON, TO GRANT THE REQUEST FOR SITE PLAN APPROVAL FOR EXPANSION OF EXISTING BUILDING AND SETBACK REDUCTION; 94 RICHARDSON STREET (MAP 31, LOT 57); WITH THE CONDITION THAT THE RECOMMENDATIONS MADE IN THE JUNE 10, 2003, LETTER TO JIM UPHAM FROM THOMAS HOERTH, BATH CITY ARBORIST AND TREE WARDEN, BE INCORPORATED AS PART OF THE SITE PLAN.**

**UNANIMOUS APPROVAL.**

**Item 3**

**Presentation of “Beginning with Habitat”** by Maine Audubon Society and Maine Department of Conservation.

Katrina Van Dusen, Regional Planner with the MidCoast Council for Business Development and Planning, stated that she has been working with a number of towns and cities in development of comprehensive plans. As part of that tasking she has been working in collaboration with the University of Maine, the Department of Conservation, the Maine Audubon Society, and other conservation groups to help identify ways to improve and protect wildlife habitat. As a result maps have been developed as tools. Ms. Van Dusen introduced Barbara Cherry, Biologist, and Andy Kuto, Ecologist and Botanist.

Barbara Cherry presented a slide show which described lost habitat, fragmented habitat, habitat size, edge habitat and the impact roads have on habitat. She also discussed how size, shape, proximity, barriers, wildlife corridors, and habitat for special types of wildlife could be utilized to promote and protect wildlife.

Andy Kuto discussed important ecological features of Merrymeeting Bay. He discussed the difference between fresh water tidal areas, brackish water tidal areas and saltwater tidal areas, and pointed out that all of these are present in the Merrymeeting Bay. Mr. Kuto described several rare species of plants and wildlife that are native to Merrymeeting Bay.

A presentation was made of the various maps and the most effective way to utilize those maps as planning tools.

Discussion was held by the Planning Board on making these maps part of the Comprehensive Plan, and other ways to use the resources provided by the Maine Audubon Society and Maine Department of Conservation.

Bob Oxtan thanked the presenters for the presentation.

Jim Upham reminded the Planning Board that there would be a public goal setting meeting for the Route One study on June 25, 2003, from 6:00 p.m. to 8:00 p.m. at the Maine Maritime Museum. Mr. Upham said that information on the Route One Study

could be accessed on the web at [bathroute1study.org](http://bathroute1study.org) or through the City of Bath website at the [cityofbath.com](http://cityofbath.com).

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

**UNANIMOUS APPROVAL.**

The meeting was adjourned at 7:15 p.m.

Minutes prepared by Marsha Hinton, Recording Secretary