

A regular meeting of the Bath Planning Board was called on 1-4-05 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
Jim Harper, Vice Chair
Robin Haynes
Richard Klingaman
Jim Hopkinson
Bill Vahey
Jonathan Dolloff (non-voting student member)

MEMBERS ABSENT

Brandon Shaw (non-voting student member)

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 6:05 p.m. on Tuesday, January 4, 2005.

Minutes of December 7, 2005, meeting

JIM HARPER MOVED, SECONDED BY JIM HOPKINSON TO APPROVE THE MINUTES OF THE DECEMBER 7, 2005, MEETING AS WRITTEN.

UNANIMOUS APPROVAL**Old Business:**

No old business.

New Business:**Item 1**

Public Hearing – Land Use Code amendment -- amend Article 12, Section 12.08, C (authorizing the Planning Director to employ engineering services to review site plans), and Article 8, Sections 8.12 and 8.13 (to clarify the intent of the Land Use Code relative to Contract Zoning in the Historic Overlay District).

Jim Upham explained the various reasons for the need to be able to employ an engineering consultant to review some site plans.

The Planning Board discussed staff input into site plans, the current tasking for the Public Works Director, and the need for detailed review of larger projects.

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

JIM HOPKINSON MOVED, SECONDED BY ROBIN HAYNES TO RECOMMEND TO THE CITY COUNCIL THAT THE PROPOSED AMENDMENTS TO LAND USE CODE ARTICLE 12 SECTION 12.08, C AND ARTICLE 8 SECTIONS 8.12 AND 8.13 BE ADOPTED WITH THE LANGUAGE PROPOSED.

UNANIMOUS APPROVAL

Item 2

Public Hearing – Land Use Code and Site Plan amendment – amend Article 16, Section 16.11 – Texas Steamship Contract Zone and the Texas Steamship site plan; Front and Bowery Streets (Map 21 lot 227); SSC Ventures – Richard Klingaman, applicant.

Richard Klingaman recused himself from consideration of this agenda item because he is a principle in this project.

Richard Klingaman outlined the changes to the site plan, the input from the Department of Environmental Protection (DEP) with regard to Set Back from the shore line, utilities, drainage, the existing hydrant, sidewalks, height, elevations, and parking.

Jim Upham noted that the modifications to the Set Backs from Front and Bowery streets and the Yard Area modifications necessary for the parking.

The Planning Board discussed the DEP's objections to the approved Texas Steamship Contract Zone, height, setbacks, and changes to the various elevations.

There being no further discussion from the Planning Board, Bob Oxton opened the floor to members of the public who wished to comment.

Dan Donovan, representing Catherine Tate of 26 Bowery Street, described the current problem with drainage onto Ms. Tate's property and asked that this problem be addressed.

Bill Quimby stated that he believed this to be a great project but was concerned that the City of Bath was getting very little from the applicant in return for the reductions in Space and Bulk.

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

The Planning Board held discussion on various improvements including consideration of street lighting, correction of the drainage problem in front of 26 Bowery Street, and landscaping along the east side of Front Street at the south side of the property in return for the reductions in Space and Bulk requirements. The Planning Board also discussed the time line for approval, the need for an approved site plan before recommendation to the City Council, and the negative impact a delay would cause the applicant.

JIM HARPER MOVED, SECONDED BY JIM HOPKINSON, TO CONTINUE THE APPROVAL FOR LAND USE CODE AMENDMENT AND SITE PLAN AMENDMENT TO AMEND ARTICLE 16, SECTION 16.11 FOR THE TEXAS STEAMSHIP CONTRACT ZONE AND THE TEXAS STEAMSHIP SITE PLAN TO THE NEXT REGULARLY SCHEDULED PLANNING BOARD MEETING.

UNANIMOUS APPROVAL

Item 3

Request for Historic District Approval – modification to the house at 64 Pearl Street (Map 21, Lot 33); Brenda Cummings and Timothy Richter, applicants.

Brenda Cummings and Timothy Richter stated that they were proposing to remove the vinyl siding, put up a fence, and replace the steps in order to return this house to a more historic appearance. Ms. Cummings and Mr. Richter described materials to be used in the replacement of the steps. Ms. Cummings and Mr. Richter asked that the Planning Board give consideration to a reduction in the filing fees for applying for Planning Board review of such a project stating that the cost is prohibitive.

Jim Upham pointed out to the Board that approval for the fence is not required.

The Planning Board discussed the history of this house, the materials to be used in the steps, the reason it had to come before the Planning Board for review, and whether or not the removal of the vinyl siding needed approval.

JIM HARPER MOVED, SECONDED BY JIM HOPKINSON, TO APPROVE THE REQUEST FOR HISTORIC DISTRICT APPROVAL FOR MODIFICATION TO THE HOUSE AT 64 PEARL STREET (MAP 21, LOT 33) BRENDA CUMMINGS AND TIMOTHY RICHTER APPLICANTS WITH REGARD ONLY TO THE REQUEST FOR REPLACEMENT OF THE STEPS AND SUBSEQUENT DETERMINATION FOR THE NEED TO APPROVE REMOVAL OF THE VINYL SIDING.

UNANIMOUS APPROVAL

Item 4

Request for Subdivision Amendment – to allow increased impervious area; Washington Height Subdivision; Washington Street (Map 13 Lot 44-1); ICS Reality, LLC, Robert Leblanc; applicant.

Jim Upham stated that he had forwarded this request to Tom Saucier at SYTDesign Consultants for his review and comments and that his response was in the Planning Board's packets.

Chris Belanger stated that because of the house design and foot print for this lot there was a need to increase the impervious surface.

The Planning Board held discussion on the site plan and the need to reduce the lawn area in order to preserve the tree protection area.

There being no further comment from the Planning Board, Bob Oxtan opened the floor to members of the public who wished to comment. None being seen, Bob Oxtan closed the public portion of the meeting.

JIM HOPKINSON MOVED, SECONDED BY RICHARD KLINGAMAN TO APPROVE THE REQUEST FOR SUBDIVISION AMENDMENT TO ALLOW INCREASED IMPERVIOUS AREA FOR THE WASHINGTON HEIGHT SUBDIVISION AT WASHINGTON STREET (MAP 13, LOT 44-1) ICS REALITY, LLC, ROBERT LEBLANC APPLICANT WITH THE CONDITIONS:

THAT THE SUBDIVISION PLAN REFLECT THAT MARRINER WAY IS NOT A PUBLIC WAY; AND

THAT NOTE NUMBER 12 ON THE PLAN BE AMENDED TO REDUCE THE LAWN AREA IN CONJUNCTION WITH AN INCREASE TO THE AMOUNT OF IMPERVIOUS AREA IN ORDER TO PRESERVE THE TREE PROTECTION AREA.

UNANIMOUS APPROVAL

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

UNANIMOUS APPROVAL

APPROVAL

The meeting was adjourned at 8:10 p.m.

Minutes prepared by Marsha Hinton, Recording Secretary