

A regular meeting of the Bath Planning Board was called on 1-18-05 for the purpose of conducting regular business.

**MEMBERS PRESENT**

Bob Oxtan, Chair  
Jim Harper, Vice Chair  
Robin Haynes  
Jim Hopkinson  
Bill Vahey  
Andy Omo  
Jonathan Dolloff (non-voting student member)  
Brandon Shaw (non-voting student member)

**MEMBERS ABSENT**

None

**STAFF PRESENT**

Jim Upham, Planning Director

Bob Oxtan, Chair, called the meeting to order in the third floor Council Chambers at 6:00 p.m. on Tuesday, January 18, 2005.

**Minutes of January 4, 2005, meeting**

**JIM HARPER MOVED, SECONDED BY ROBIN HAYNES, TO APPROVE THE MINUTES OF THE JANUARY 4, 2005, MEETING AS WRITTEN.**

**UNANIMOUS APPROVAL****Old Business****Item 1**

**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.

Frank Cushing, Landscape Architect, represented the applicant. He told the Board that he had discussed the Landscape Plan for the east side of Front Street with Tom Hoerth, City Arborist. He said that the planting beds shown on the plan would become River Birch and that the line of vegetation on the east side of Front Street would be cut back to about the top of the slope. He also said that an upright yew proposed at the north end of the parking area would be moved back from the street to provide better sight distance. And that he is proposing to plant white fir on the north property line of the pump station to provide better screening.

The Board discussed decorative lighting, but felt that this was not expected of the applicant as a public benefit item for the Contract Rezoning.

**ROBIN HAYES MOVED, SECONDED BY BILL VAHEY, TO APPROVE THE REVISED SITE PLAN WITH THE FOLLOWING CONDITIONS:**

**THAT THE REVISED PLAN SHOW THE CHANGE IN LOCATION OF THE UPRIGHT YEW AT THE NORTH END OF THE PARKING LOT,  
THAT THE PLANTING BEDS SHOW RIVER BIRCH AS SELECTED BY THE APPLICANT'S CONSULTANT,  
THAT THREE WHITE FIR BE PLANTED ON THE NORTH SIDE OF THE PUMP STATION, AND THAT THE STAIRCASE LEADING FROM FRONT STREET TO THE SINGLE FAMILY HOME BE RELOCATED.  
AND TO RECOMMEND THE AMENDMENT OF SECTION 16.11 TO CITY COUNCIL.**

**UNANIMOUS APPROVAL.**

## **Item 2**

**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 told the Board that the consultant for the applicant had advised him that Note 12 needed to be amended regarding the lawn area as well.

Jim Hopkinson said that he was comfortable with Note 12 as shown on the plan and that the letter from Chris Belanger to Jim Upham dated January 13, 2005, was sufficient as evidence in the record regarding the lawn area per lot.

**JIM HOPKINSON MOVED, SECONDED BY BILL VAHEY, TO APPROVE AND SIGN THE AMENDED PLAN OF THE WASHINGTON HEIGHTS SUBDIVISION TO INCREASE THE IMPERVIOUS AREAS ON LOTS 2, 4, 6, AND 8 COVERED IN NOTE 12 AND THAT THE LAWN AREAS BE NO LARGER THAN THAT WHICH IS SHOWN IN THE TABLE IN THE LETTER FROM CHRIS BELANGER TO JIM UPHAM DATED JANUARY 13, 2005.**

**UNANIMOUS APPROVAL**

## **New Business**

### **Item 1**

**Historic District Amendment** - Front and Bowery streets (Map 21 lot 227); SSC Ventures – Richard Klingaman, applicant.

Jim Upham pointed out that the plan for the single family home had not been reviewed by Sagadahock Preservation's review committee.

The Board discussed the changes and found that there had been little change in the single family home and that the scale and materials were appropriate to the historic character of the neighborhood.

**ROBIN HAYNES MOVED, SECONDED BY JIM HOPKINSON, TO APPROVE THE REQUEST FOR HISTORIC DISTRICT AMENDMENT – FRONT AND BOWERY STREETS, (MAP 21, LOT 227); SSC VENTURES – RICHARD KLINGAMAN, APPLICANT.**

**UNANIMOUS APPROVAL**

**Item 2**

**Request for Site Plan Approval** – conversion of existing home to a Bed and Breakfast; 696 High Street (Map 28 Lot 4); Rachel Parlin, applicant.

**JIM HARPER MOVED, SECONDED BY ROBIN HAYNES, TO WAIVE THE SUBMISSION REQUIREMENTS FOR ALL OF THE SETBACK AND YARD AREA LINES, AS THE YARD AREA THAT PERTAINS TO THE ONLY CHANGE IN THE PROPERTY, THE PARKING LOT, HAD BEEN SHOWN, AND TO WAIVE THE REQUIREMENT FOR EXTERIOR LIGHTING, AND THAT WITH THESE WAIVERS THE APPLICATION IS COMPLETE.**

**UNANIMOUS APPROVAL**

Rachel Parlin explained to the Board that she and her husband were proposing to buy the home at 696 Washington Street and turn it into a four-unit bed and breakfast. She said at this time they were not sure what they would be doing for exterior lighting nor for a sign.

The Board discussed what the proposed fence would look like and how it would screen the parking lot from the abutting neighbor to the south.

Bob Oxtan opened the meeting up to questions from the public.

Jay Paulus, 700 High Street, told the Board that he had only received the mailing in the last day or so and wanted more information about the proposed Bed and Breakfast use.

He was told that Bed & Breakfasts are a permitted use in that zone and the only exterior change to the site would be the construction of a six-car parking lot on the south side of the property.

There being no other members of the public wishing to speak, Bob Oxtan closed the public comment portion.

The Planning Board discussed the screening that the parking lot would have and the need for solid screening provided by a fence plus landscaping to soften the view of the fence. It was suggested that a solid, white wood-like fence, perhaps with lattice top, softened by plantings, would be most appropriate.

Jim Hopkinson said that he felt comfortable allowing the staff to approve the final method of screening the parking lot.

**JIM HOPKINSON MOVED, SECONDED BY JIM HARPER, TO APPROVE THE REQUEST FOR SITE PLAN APPROVAL--CONVERSION OF AN EXISTING HOME TO A BED & BREAKFAST; 696 HIGH STREET (MAP 28, LOT 4); RACHEL PARLIN, APPLICANT, WITH THE CONDITION THAT A REVISED PLAN BE PRESENTED TO, AND APPROVED BY, THE PLANNING DIRECTOR SHOWING FENCING AND LANDSCAPING AND THAT THE HEDGE WHICH ACTS AS BUFFERING BETWEEN HIGH STREET AND THE PARKING LOT HAVE A NOTE ON THE PLAN THAT SAYS "TO REMAIN."**

### **UNANIMOUS APPROVAL**

Other Business

### **Continued discussion – Draft Subdivision Ordinance**

Jim Upham told the Board that he had met with City Solicitor, Roger Therriault, and that Mr. Therriault had suggested some minor changes to the text of the Ordinance. He told the Board that he had made these and had not highlighted them because for their minor nature.

He told the Board that any subsequent changes had been noted for the Board and that he had created a section that dealt with connectivity.

He also told the Board that Mr. Therriault had a concern regarding the required granite or pre-cast concrete monuments. He suggested that these items be the topic of discussion at the February 1<sup>st</sup> workshop at 5:00 p.m.

There being no further business to come before the Board, **ON A MOTION MADE AND SECONDED, THE BOARD VOTED UNANIMOUSLY TO ADJOURN THE MEETING.**

### **APPROVAL**

The meeting was adjourned at 7:16 p.m.

Minutes prepared by Jim Upham, Planning Director.