

A regular meeting of the Bath Planning Board was called on 2-15-05 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
Jim Harper, Vice Chair
Robin Haynes
Richard Klingaman
Jim Hopkinson
Bill Vahey
Andy Omo

MEMBERS ABSENT

Jonathan Dolloff(non-voting student member)
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 6:00 p.m. on Tuesday, February 15, 2005.

Minutes of February 1, 2005, meeting

Richard Klingaman pointed out a typographical error on page 2 of the February 1, 2005, minutes.

BILL VAHEY MOVED, SECONDED BY ROBIN HAYNES TO ACCEPT THE MINUTES OF THE FEBRUARY 15, 2005, MEETING AS AMENDED.

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

Land Use Code Amendment – amend Article 13, Subdivision Ordinance by repealing the existing Article 13 and replacing it with a new Article 13. (Continued from the February 1, 2005, agenda.)

The Planning Board held discussion on modifications to the proposed new Article 13, streets, open space, and monumentation. The Planning Board was polled and it was agreed that the proposed amendment be submitted to the City Council for their consideration and that the Planning Director continue his work on street issues.

New Business:

Item 1

Request for Site Plan and Preliminary Subdivision Approval – Construction of a 9-unit multi-family development; Federal and Tarbox streets (Map 34, Lot 15-1); Bath Housing Development Corporation, applicant.

ROBIN HAYNES MOVED, SECONDED BY RICHARD KLINGAMAN TO FIND THE APPLICATION FOR A REQUEST FOR SITE PLAN AND PRELIMINARY SUBDIVISION APPROVAL FOR CONSTRUCTION OF A 9-UNIT MULTI-FAMILY DEVELOPMENT AT FEDERAL AND TARBOX STREETS (MAP 34, LOT 15-1) BY THE BATH HOUSING DEVELOPMENT CORPORATION COMPLETE.

UNANIMOUS APPROVAL

Joanne Troy of Bath Housing Development Corporation introduced Ken Studtmann, Steven Theodore, and Keith Greg. Ms. Troy discussed the desire to achieve a non-urbanized appearance with this project.

Ken Studtmann, landscape architect with Richardson and Associates, pointed out landscaping on the site, parking, stormwater runoff, grading, screening, the plaza area, the park area, existing trees, the woodland walk way, access to Federal and Tarbox streets, erosion control measures, the trash/garbage/recycling pick up area, the snow removal storage area, traffic flow within the site, the various units, handicapped units, pedestrian traffic, and the retention pond area.

Steven Theodore, architect with Theodore and Theodore, presented elevation drawings and discussed solar panels on the buildings, the materials to be used in the parking areas, the width of the parking area, accessibility of services vehicles, the use of horizontal and vertical siding features, and utility access.

The Planning Board held discussion on screening, trees, the abutting properties, landscaping, snow removal, impact on traffic, input from city staff and state agencies, the use of gravel for the parking area, stormwater drainage, sewer, water, the retention pond, signage, entrance slopes, and photometrics.

Jim Upham discussed parking lot standards, the land swap proposal, Land Use Code Sections 10.02G and 10.03E, notes on the plans that need correction, screening, and input from city staff and state agencies.

The Planning Board discussed clarification and correction of various notes on the plans and whether to continue the site plan review to allow the applicant time to prepare a more correct plan.

JIM HOPKINSON MOVED, SECONDED BY ROBIN HAYNES, TO CONTINUE THE CONSIDERATION OF THE REQUEST FOR SITE PLAN REVIEW FOR

CONSTRUCTION OF A 9-UNIT MULTI-FAMILY DEVELOPMENT AT FEDERAL AND TARBOX STREETS (MAP 34, LOT 15-1) BY THE BATH HOUSING DEVELOPMENT CORPORATION UNTIL THE NEXT AUTHORIZED PLANNING BOARD MEETING.

UNANIMOUS APPROVAL

JIM HOPKINSON MOVED, SECONDED BY BILL VAHEY, TO GRANT PRELIMINARY SUBDIVISION APPROVAL TO THE BATH HOUSING DEVELOPMENT CORPORATION FOR CONSTRUCTION OF A 9-UNIT MULTI-FAMILY DEVELOPMENT AT FEDERAL AND TARBOX STREETS (MAP 34, LOT 15-1).

UNANIMOUS APPROVAL

Jim Harper requested that before consideration of applications by the Planning Board that all the various approval criteria be addressed by the applicant well before the meeting.

Other Business:

Item 1

Discussion of Land Use Code amendments – Article 2 – definitions related to the amendment of Article 13 – Subdivision Ordinance.

Jim Upham described the need to update Article 2 to include definitions used in the proposed amended Article 13.

The Planning Board was polled and it was agreed to set the proposed amendments to the Land Use Code Article 2 for public hearing.

Item 2

Update of Comprehensive Planning process.

Jim Upham updated the Planning Board on the progress of the Comprehensive Plan Advisory Committee.

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

UNANIMOUS APPROVAL

APPROVAL

The meeting was adjourned at 8:20 p.m.

Minutes prepared by Marsha Hinton, Recording Secretary