

A regular meeting of the Bath Planning Board was called on 7-5-05 for the purpose of conducting regular business.

**MEMBERS PRESENT**

Bob Oxton, Chair  
Jim Harper, Vice Chair  
Robin Haynes  
Dick Klingaman  
Jim Hopkinson  
Bill Vahey  
Andy Omo  
John Underwood (non-voting student member)

**MEMBERS ABSENT**

Jonathan Dolloff (non-voting student member)

**STAFF PRESENT**

Jim Upham, Planning Director  
Marsha Hinton, Recording Secretary

Bob Oxton, Chair, called the meeting to order in the third floor Council Chambers at 7:00 p.m. on Tuesday, July 5, 2005.

**Minutes of June 7, 2005, meeting**

**MR. HARPER MOVED, SECONDED BY MR. KLINGAMAN TO ACCEPT THE MINUTES OF THE JUNE 7, 2005, MEETING AS WRITTEN.**

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

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

Mr. Oxton stated that the plan would be signed at the close of the meeting.

**Item 2**

**Request for Site Plan Approval** – filling on a parcel of land on Bernard Street (Map 22 Lot 51); M.W. Sewall, applicant. (Continued from the June 7, 2005 meeting.)

Ned Sewall, applicant, pointed out the permits which have been received from the Department of Environmental Protection and Army Corps of Engineers as well as the comments from the Department of Inland Fisheries and Wildlife and city staff. Mr. Sewall also described notations on the plan with regard to erosion control measures, vegetation, elevations and stormwater runoff. Mr. Sewall also explained that the purchase and sale agreement had been forwarded to the planning director.

Mr. Oxtan opened the floor to members of the public who wished to comment with regard to this agenda item.

Russ Ferris, 5 Matthews, thanked the applicant for addressing most of the concerns that he had with regard to this project. Mr. Ferris stated that he was still concerned with any potential increase in runoff from this site impacting his property.

There being no further comment seen, Mr. Oxtan closed the public portion of the meeting.

The Planning Board discussed comments from the public works director and stormwater runoff. It was felt that because the west side of Bernard would be higher than the area proposed to be filled, even after the filling, that additional water runoff would not occur.

**MR. HARPER MOVED, SECONDED BY MR. VAHEY, TO APPROVE THE REQUEST FOR SITE PLAN APPROVAL FOR FILLING ON A PARCEL OF LAND ON BERNARD STREET, M.W. SEWALL, APPLICANT FOR MAP 22 LOT 51 WITH THE FOLLOWING CONDITION: THAT WRITTEN APPROVAL OF THE SEWAGE, STORMWATER AND EROSION CONTROL PLANS BE RECEIVED FROM THE PUBLIC WORKS DIRECTOR TO THE PLANNING DIRECTOR PRIOR TO THE START OF ANY CONSTRUCTION.**

#### **UNANIMOUS APPROVAL**

#### **New Business:**

##### **Item 1**

**Request for Historic District Approval** – modify the railings on the porch at the rear of the building; 50 Front Street (Map 27 Lot 107); Sagadahoc Real Estate Association, applicant.

Mr. Upham stated that this request has been withdrawn.

#### **Other Business:**

##### **Item 1**

Mr. Upham discussed the letter received from Earle G. Shettleworth, Jr., Director of the Maine Historic Preservation Commission with regard to the Hyde School Project. Mr. Upham stated that he believed this fulfilled the conditional requirement of the Hyde School Proposal.

The Planning Board discussed Mr. Shettleworth's comments and after being polled agreed that it fulfilled the condition.

## **Item 2**

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

There being no further business to come before the Planning Board, **MR. VAHEY MOVED, SECONDED BY MR. HOPKINSON, THAT THE MEETING BE ADJOURNED.**

## **UNANIMOUS APPROVAL**

## **APPROVAL**

The meeting was adjourned at 7:25 p.m.

Minutes prepared by Marsha Hinton, Recording Secretary