

A regular meeting of the Bath Planning Board was called on 10-18-05 for the purpose of conducting regular business.

**MEMBERS PRESENT**

Jim Harper, Chair  
Jim Hopkinson, Vice Chair  
Bob Oxtan  
Robin Haynes  
Bill Vahey  
Andy Omo  
Jennifer DeChant  
Jonathan Dolloff (non-voting student member)  
John Underwood (non-voting student member)

**MEMBERS ABSENT****STAFF PRESENT**

Jim Upham, Planning Director  
Marsha Hinton, Recording Secretary

Mr. Harper, Chair, called the meeting to order in the third floor Council Chambers at 6:00 p.m. on Tuesday, October 18, 2005.

**Minutes of October 4, 2005, meeting**

**MR. VAHEY MOVED, SECONDED BY MR. OXTON TO ACCEPT THE MINUTES OF THE OCTOBER 4, 2005, AS SUBMITTED.**

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

**Request for Site Plan Amendment** -- Modifications to existing parking lot; 752 High Street, (Map 28, Lot 115); Sagadahoc County, applicant. (Continued from September 20, 2005, meeting.)

Mr. Harper, Chair, stated that the applicant had withdrawn the application via a letter dated September 27, 2005, to the Planning Director.

**Item 2**

**Request for Site Plan Approval and Final Subdivision Approval** – Evergreen Woods; Congress Avenue (Map 24 Lot 1); Tedford Shelter, applicant. (Continued from October 4, 2005, meeting.)

Mr. Harper stated that the applicant has requested that this item be continued.

**MR. HOPKINSON MOVED, SECONDED BY MR. OXTON, TO CONTINUE THIS AGENDA ITEM UNTIL THE NOVEMBER 1, 2005, PLANNING BOARD MEETING.**

**UNANIMOUS APPROVAL**

**Item 3**

**Request for Site Plan Amendment** – Congress Avenue (Map 24 Lot 1): United Church of Christ, applicant. (Continued from October 4, 2005, meeting.)

Mr. Harper stated that the applicant has requested that this item be continued.

**DR. HAYNES MOVED, SECONDED BY MR. VAHEY, TO CONTINUE THIS AGENDA ITEM UNTIL THE NOVEMBER 1, 2005, PLANNING BOARD MEETING.**

**UNANIMOUS APPROVAL**

**Item 4**

**Request for Final Subdivision Approval** – Stone house Woods Subdivision; Oak Grove Avenue (Map 15 Lot 46) Sewall Family Associates, LLC, applicant. (Continued from October 4, 2005, meeting.)

Mr. Harper stated that the applicant has requested that this item be continued.

**MS. DECHANT MOVED, SECONDED BY DR. HAYNES, TO CONTINUE THIS AGENDA ITEM UNTIL THE NOVEMBER 15, 2005, PLANNING BOARD MEETING.**

**UNANIMOUS APPROVAL**

**Item 5**

**Request for Historic District Approval and Contract Rezoning**; 950 Middle Street (Map 26 Lot 112); David Enright and Barbara Cornell, applicants. (Continued from October 4, 2005, meeting.)

Mr. Harper stated that the applicant has requested that this item be continued.

**MR. HOPKINSON MOVED, SECONDED BY MS. DECHANT, TO CONTINUE THIS AGENDA ITEM UNTIL THE NOVEMBER 15, 2005, PLANNING BOARD MEETING.**

**UNANIMOUS APPROVAL**

**New Business:**

**Item 1**

**Request for Subdivision Sketch Plan Review** – Three-lot Subdivision, 159 High Street (Map 40 Lot 4); Nancy Carrier, applicant.

Nancy Carrier, applicant, described her plans to subdivide the subject property, the driveway, and the change to the lot lines on the submitted sketch plan.

The Planning Board discussed the need for a site visit, lot lines, set backs, tree protection, blasting plan, road easements, road site distance from the driveway, erosion and stormwater control, and the requested waivers on sewer, water supply, traffic survey, high intensity soil survey, hydrogeologic study and stormwater management. The Planning Board recommended that town staff measure the site distances from the driveway, a professional surveyor draw lot lines need on the final plan with setbacks and tree protection noted, a blasting plan be developed and stormwater management be addressed.

There being no further comment from the Planning Board, Mr. Harper, Chair, opened the floor to members of the public who wished to comment on this agenda item.

Ruth Baker, 161 High Street, described the issues with the natural spring coming from the site and running onto her property. Ms. Baker expressed concerns with this existing condition increasing.

Tom Pernia, 158 Middle Street, also expressed concern about the water runoff coming from the site increasing.

There being no further comment from the members of the public, Mr. Harper closed the public portion of the meeting.

Mr. Harper thanked the applicant for their presentation and recommended that the applicant work with the Planning Director with regard to Land Use Code Article 13 before making her formal presentation to the Planning Board.

## **Item 2**

**Request for Historic District Approval** – Addition to the existing building at 44 Pearl Street (Map 21 Lot 29); Arthur Jensky, applicant.

Arthur Jensky, applicant, stated that he was requesting approval for an addition.

Mr. Upham, Planning Director, stated that the Sagadahoc Preservation Advisory Review Committee had recommended the plan and asked the applicant if they were going to use the handrails shown in the catalogue cuts in the application because they differed from what was shown on the plan.

The Planning Board discussed the handrails.

Dr. Haynes presented a history of the site and stated that because this was truly an addition that could be removed and was keeping with the period architecture of the existing structure that it was not taking away from the fabric of the structure.

Mr. Harper opened the floor to members of the public who wished to comment on this agenda item.

None being seen, Mr. Harper closed the public portion of the meeting.

**MR. HOPKINSON MOVED, SECONDED BY MR. VAHEY TO APPROVE THE REQUEST FOR HISTORIC DISTRICT APPROVAL FOR AN ADDITION TO THE EXISTING BUILDING AT 44 PEARL STREET (MAP 21 LOT 29); ARTHUR JENSKY APPLICANT WITH THE CONDITION THAT THE HAND RAILINGS AS PROPOSED IN THE CATALOGUE CUT SUBMITTED BY THE APPLICANT BE USED.**

**UNANIMOUS APPROVAL**

**Other Business:**

Mr. Upham presented revisions to the October 10, 2005 Draft Bath Planning Board Rules of Procedure.

The Planning Board recommended revising 2.8 with language regarding a time limit on continuations and revising the second sentence in 2.9 with language that would enable the Planning Board Chair to moderate discussion from the public instead of placing limitations on comments.

Mr. Upham invited the Planning Board members to a status update of the Comprehensive Plan on October 25, 2005.

Mr. Upham stated on the City Council's agenda for November 2, 2005 was adoption of a proclamation recognizing World Town Planning Day which will be observed on November 8. Mr. Upham explained that World Town Planning Day was time to express appreciation for Planning Boards.

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

**UNANIMOUS APPROVAL**

**APPROVAL**

The meeting was adjourned at 7:10 p.m.

Minutes prepared by Marsha Hinton, Recording Secretary