

A regular meeting of the Bath Planning Board was called on 4-4-06 for the purpose of conducting regular business.

MEMBERS PRESENT

Jim Harper, Chair
Jim Hopkinson, Vice Chair
Bob Oxtan
Robin Haynes
Andy Omo
David King
Jonathan Dolloff (non-voting student member)
John Underwood (non-voting student member)

MEMBERS ABSENT

Jennifer DeChant

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, April 4, 2006.

Minutes of March 21, 2006, meeting

MR. OXTON MOVED, SECONDED BY MR. HOPKINSON TO ACCEPT THE MINUTES OF THE MARCH 21, 2006, MEETING AS WRITTEN.

UNANIMOUS APPROVAL**Old Business:**

None.

New Business:**Item 1**

Historic District Approval – Gediman's Inc, 67 Centre Street (Map 27, Lot 89); Peter & Serrene Gagnon, applicants.

Mr. Seaman, architect representing the applicants, described the proposed changes to the façade, lighting, impact to the sidewalk, comments from Sagadahoc Preservation Inc., and alternation to current signage. He told the Board that the window trim had not been decided yet. He said it might be aluminum color, dark green, or dark bronze. He also told the Board that the west and east sides of the building would most likely be painted a color that would be compatible with the brick front.

Mr. Upham told the Board that the Public Works Director is not in opposition to this project, but would like to be included in the discussions as they relate to how the façade change impacts the sidewalk.

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

Jayne Palmer, 300 Front Street, former owner of Gediman's, stated that she was delighted with the proposed façade change.

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

The Planning Board discussed colors, trim work, brickwork, roof, lighting, and comments from the Public Works Director and Sagadahoc Preservation Inc.

DR. HAYNES MOVED, SECONDED BY MR. HOPKINSON TO APPROVE THE REQUEST FOR HISTORIC DISTRICT APPROVAL FOR GEDIMAN'S INC. AT 67 CENTRE STREET (MAP 27, LOT 89) FOR PETER AND SERRENE GAGNON, APPLICANTS, WITH THE FOLLOWING CONDITIONS:

THAT THE ALUMINUM TRIM SHOULD BE ONE OF THE DARKER OPTIONS;

THAT IF THE CONSTRUCTION OF THE BRICK VENEER IMPACTS THE SIDEWALK THEN THE DESIGN NEEDS TO MEET THE APPROVAL OF THE PUBLIC WORKS DIRECTOR; AND

THAT A FINAL LIST OF BUILDING MATERIALS AND COLORS BE SUBMITTED TO THE PLANNING DIRECTOR FOR APPROVAL.

UNANIMOUS APPROVAL

Item 2

Subdivision Sketch Plan Review – 963 Washington Street (Map 26, Lots 200 & 255); Hajmil Carr and John Connor, applicants.

Mr. Harmon, architect from Oak Point Associates, representing the applicants, described the various options for parking and driveway area, the setbacks, emergency vehicle access, the proposal to create seven units, entrances and exits, pedestrian circulation, reuse of existing historic fabric, and the desire to preserve the building. He also told the Board that the applicants have been considering building a car port for half the vehicles. He said this would require regrading, which would cause the driveway to Front Street to be very steep. He asked for the Board's feeling with regard to a waiver of the Land Use Code section that requires the access drive be from the street with the least potential for traffic congestion and traffic hazards.

The Planning Board held discussion on the Board's reluctance to grant the waiver, the car port location, parking area configuration, recreation areas, erosion control measures, tree removal, runoff, screened area provided for dumpster and recycling, windows, entrances, setbacks, abutters, and obtaining input from the Maine Historic Preservation Commission.

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

Jayne Palmer, 300 Front Street, an abutting land owner, stated that she was in support of this application but had concerns with regard to runoff onto her property and the location of the sewer line.

Elizabeth Knowlton, owner of the Inn at Bath, stated that she was also in support of this application and felt it was an excellent solution to a difficult problem.

Camellia Sewall, property owner, explained that not all exterior features of the house are historic.

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

The Board decided that site walk would not be necessary.

Mr. Harper thanked the applicant.

Item 3

Planning Board Review of Community Development Block Grant Application – Water and sewer improvements for Shaw, Hinkley and Stacey Streets.

Mr. Smith described the grant approval for improvements for Shaw, Hinckley and Stacey Streets and asked the Planning Board to determine if these improvements were in compliance with the Comprehensive Plan.

MR. KING MOVED, SECONDED BY MR. OMO, TO FIND THAT THE COMMUNITY DEVELOPMENT BLOCK GRANT WAS IN COMPLIANCE WITH THE COMPREHENSIVE PLAN.

UNANIMOUS APPROVAL

Other Business:

Mr. Upham thanked the people who participated in the planning session for the park area provided by Bath Iron Works.

The Planning Board discussed scheduling for a workshop on Land Use Code amendments.

DR. HAYNES MOVED, SECONDED BY MR. HOPKINSON, TO ADJOURN AND ENTER INTO A WORKSHOP ON LAND USE CODE AMENDMENTS IMMEDIATELY AT THE CLOSE OF THIS EVENING'S MEETING.

UNANIMOUS APPROVAL

The Board then relocated the meeting to the Auditorium to discuss Land Use Code amendments.

The meeting was adjourned after the work session at 8:05 p.m.

Minutes prepared by Marsha Hinton, Recording Secretary