

A regular meeting of the Bath Planning Board was called on 10-03-06 for the purpose of conducting regular business.

MEMBERS PRESENT

Jim Harper, Chair
James Hopkinson, Vice Chair
Andy Omo
David King
Robin Haynes
Bob Oxton
Jennifer DeChant
Chelsea Hall (non-voting student member)

MEMBERS ABSENT

John Underwood (non-voting student member)

STAFF PRESENT

Jim Upham, Planning Director
Tom Hoerth, City Arborist
Morgan Decker, Recording Secretary

Mr. Harper, Chair, called the meeting to order in the third floor Council Chambers at 6:01 p.m. on Tuesday, October 3, 2006.

Minutes of September 19, 2006 meeting

MR. OXTON MOVED, SECONDED BY MR. HOPKINSON, TO ACCEPT THE MINUTES OF THE SEPTEMBER 19, 2006 MEETING AS PRESENTED.

UNANIMOUS APPROVAL**Old Business**

None

New Business**Item 1**

Pre-Application Workshop – Front Street (Map 21, Lots 231,232 and 235); Old Shipyard Land, LLC, applicant.

Mr. Harper addressed the audience and the Board; saying that after a brief announcement from the Planning Director, he would like to adjourn the regular meeting and conduct the workshop in the second floor conference room of City Hall.

Mr. Upham made two announcements: he wanted to invite the public to attend the pre-application workshop for Ms. Davis, saying that the workshop was still public, but he and the Board felt the smaller space and round table would be more conducive to discussion and viewing plans; also to remind everyone that Wednesday, October 4 in the Auditorium will be a forum on growth and sprawl (Gateway 1) with Evan Richert as a guest speaker.

Mr. Harper said that, as the meeting would just be continuing in a different venue, there would be no need to adjourn to move from the third floor Council Chambers.

Mr. Harper clarified upon entering the second floor conference room that this is not an application and no action has been taken, therefore, no motions will be made and no items voted upon. Mr. Harper then introduced Ms. Davis and invited her to speak.

Ms. Davis presented a revised plan for her buildings, splitting one building from a previous plan into two, marked A1 and A2 on her drawings. She said she has met with the neighborhood as well as the Historic Advisory Committee. Ms. Davis said her site plan would be the same, though she has reduced the amount of units to go into the proposed buildings. Ms. Davis mentioned that the buildings will be 65 feet in length, and said she started with a distance between buildings A1 and A2 of 20 feet, and has revised that plan to 27 or, perhaps, even 36 feet.

Individual members of the Board gave opinions on optimum space between buildings as well as the amount of “green” space between that they would feel would be acceptable. Ms. Davis did caution the Board that because the buildings will have shared underground parking, the space between the buildings may be grass, but would be growing on a roof, which may be prohibitive to more extensive vegetation.

Mr. Harper said it seemed a consensus of the Board that the new design was the most acceptable, and asked to discuss some architectural details.

Dr. Haynes asked if Ms. Davis had considered color schemes for the revised plan. Ms. Davis presented two schemes – one yellow, one gray. Ms. Davis added that regardless of the color, buildings A1 and A2 would be uniform in color, with building B possibly being a different shade or color.

Ms. Davis addressed other details: she said she would be using panelized lights, traditional railings, and hopes to use cementitious clapboard or a fireproof shingle (if one can be found that looks authentic) for siding. Ms. Davis added that she would be using architectural asphalt shingles or possibly a metal roof if deemed acceptable by the Planning Board.

A neighbor spoke, saying that Ms. Davis had indeed met with the neighbors, and they had gone so far as to tour Georgetown to look at the Community Center to get an idea of the size of a 65-foot building. The neighbors indicated a softer color scheme would be more appropriate, and also said they are more in favor of a 36 foot gap between buildings, but otherwise liked Ms. Davis’s ideas.

Mr. Hoerth, City Arborist, asked Ms. Davis how she would be handling storm water runoff. Ms. Davis replied that she would have a perimeter drain and crushed stone.

The Board gave opinions on color scheme (most found yellow too bright), types of roofing materials, and preferences for details such as centering entrances below the gable versus not centering.

Mr. Oxtan said that he appreciated the community being so involved with the decision making process, and said it makes the Planning Board's job easier to know the neighborhood input.

Mr. Upham told Ms. Davis that he hoped to have a checklist of items missing from the site plan and subdivision plans by Wednesday, October 4.

With no other business before the Board, Mr. Harper said he would entertain a motion to adjourn.

MR. KING MOVED, SECONDED BY MR. HOPKINSON, TO ADJOURN THE MEETING.

UNANIMOUS APPROVAL

The meeting was adjourned at 6:44 p.m.

Minutes prepared by Morgan Decker, Recording Secretary