

A regular meeting of the Bath Planning Board was called on 4-3-07 for the purpose of conducting regular business.

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Jennifer DeChant

**STAFF PRESENT**

Jim Upham, Planning Director  
Morgan Decker, Recording Secretary

Mr. Harper, Chair, called the meeting to order in the third floor Council Chambers at 6:00 p.m. on Tuesday, April 3, 2007.

Minutes of the March 6, 2007 and March 20, 2007 meetings

**MR. HOPKINSON MOVED, SECONDED BY MR. KING, TO ACCEPT THE MINUTES OF THE MEETINGS AS PRESENTED.**

**UNANIMOUS APPROVAL**

**Old Business**

None

**New Business**

**Item 1**

**Site Plan Approval and Setback Reduction** – Hawks and Kimball fields, Sheridan Road (Map 25, Lot 46); Bath Recreation Dept, applicant.

Prior to introducing the applicant, Mr. King recused himself from any discussion and subsequent vote as he is a coach for the Bath Little League as well as involved in this project.

Mr. Upham notified the Board that while the City of Bath is the applicant, the project is staffed by volunteers.

Bob Warren, President of the Bath Little League, explained to the Board that the dugouts at both Hawks and Kimball Fields are constructed of chain-link fencing with dirt floors and no protection from the elements. He said that these are a challenge as they offer no shelter, as

well as having no storage space for equipment. Mr. Warren introduced Mike Walker, a Morse High School Senior, who started this process by proposing new dugouts as his Eagle Scout project.

Mr. Walker and Mr. Warren told the Board they are proposing two 8-foot by 24-foot dugouts at each field. They said the dugouts would be cement slabs with cinder block footings and wood frames and siding, the peak of each roof will be eight feet tall, sloping down to six feet. Mr. Warren and Mr. Walker said they had both spoken with Scott Davis to make sure these buildings meet code.

Mr. Walker and Mr. Warren explained that the proposed left field dugout at Hawks Field would only be 36 feet from the YMCA property, rather than the required 40 feet. They said that a reduction from the 40-foot setback, with an approved landscape plan, was being requested.

Tom Hoerth, the City Arborist, described his proposed landscaping scheme. Mr. Hoerth stated that in reviewing this request, he noted that there is a drainage swale running east to west along the fence. Consequently, he explained, the YMCA tends to push their removed snow toward this area and not only does this create some difficulty accessing Hawks Field for spring maintenance, amounts of snow, sand and salt are pushed toward the field. Mr. Hoerth thought that by moving the actual drain, to facilitate the dugout project, the YMCA as well as the Little League might benefit. One consideration, Mr. Hoerth pointed out, would be to find buffer plants that could withstand salt. Mr. Hoerth suggested that Austrian pines and tamaracks are both hardy trees that could thrive in this environment, as well as provide shade and wind block for the field. Mr. Hoerth said that both species are available in the city nursery, and offered to donate them to the project. He gave the suggestion to plant the pines further out in left field where there is no shading, and to use the tamaracks closer to the dugout.

Mr. Harper asked if Mr. Hoerth would be willing to work with the applicant on an appropriate sketch and the planting of the trees. Mr. Harper asked for any Board comment.

Mr. Hopkinson said that if Mr. Hoerth were to work with Mr. Walker on a sketch to be submitted for staff review, this would fulfill the landscape plan requirement, as well as be a good addition to Mr. Walker's Eagle Scout project.

Mr. Harper then opened the public session of the meeting to members of the public wishing to speak.

Brad Cahill, owner of 27 Andrews Road, said he is in support of this project, and would be willing to donate funds toward it.

Bob Warren, speaking as a member of the public, said that new dugouts will offer a different perspective, and will have a positive impact on the fields and the city.

Hearing no more comments from the public, Mr. Harper closed the public comment session portion of the meeting and returned to the Board for further comment.

Hearing no further Board comments, Mr. Harper called for a motion.

**MR. HOPKINSON MOVED, SECONDED BY DR. HAYNES, TO APPROVE THE APPLICATION INCLUDING:**

- **AN APPROVAL ON THE REQUESTED WAIVER THAT A LANDSCAPING PLAN BE PREPARED BY A LICENSED LANDSCAPE ARCHITECT;**
- **AND SUBJECT TO THE CONDITION THAT THE SUBMITTED SITE PLANS BE AMENDED TO INCLUDE A SKETCH PLAN OF THE PROPOSED 20 TREES FOR BUFFERING (10 AUSTRIAN PINES AND 10 TAMARACKS) AS PROPOSED, AND SUBJECT TO STAFF REVIEW AND APPROVAL**

**5 IN FAVOR (HARPER, OMO, HOPKINSON, OXTON, HAYNES), 0 OPPOSED, 1 ABSTENTION (KING)**

**APPLICATION APPROVED**

**Item 2**

**Workshop discussion with Al Austin, 832 Washington St., Bath**

Al Austin, owner of the property at 832 Washington Street, and the adjoining parking lot, approached the Planning Board about a proposed addition to the north and west end of the building. Mr. Austin explained the current state of this portion of the building, saying it is in disrepair and also includes an exterior stairway that is hazardous. Mr. Austin said he would like to tear down the existing ell of the building and replace it with a larger addition that will extend all three stories of the building and enclose the stairway.

Mr. Upham explained to the Board that this project does not meet the space and bulk requirements. He said the only way that this could be done is through contract zoning.

Mr. King mentioned that a formal application be submitted for contract zoning before the Board had any further discussion as it may appear inappropriate of the Board to further discuss the proposed project.

Mr. Harper suggested that the Board at least inform Mr. Austin what items may be missing from his previous submittal so that he knows what information to gather. Mr. Harper also suggested that a map showing delineation of the lot be drawn up (Mr. King suggested a Class D Survey) so the Board has a better idea of where the existing and proposed structures will stand.

Mr. Omo asked that photographs be included of the north side of the building, as there are none in the current packet.

Mr. Upham thanked the Board for speaking with Mr. Austin.

Other Business:

Mr. Upham informed the Board that the July meeting would normally fall on July 3, which falls one day before Independence Day. Mr. Upham proposed that the meeting be postponed until July 10. The Board agreed.

Mr. Upham also reminded the Board and anyone watching Channel 14 that the viaduct will be closing at 7:00 a.m. April 15, 2007.

Hearing no further business, **MR. OXTON MOVED, SECONDED BY MR. KING TO ADJOURN THE MEETING**

**UNANIMOUS APPROVAL**

Meeting adjourned 6:48 p.m.

Minutes prepared by Morgan Decker, Recording Secretary