

A regular meeting of the Bath Planning Board was called on 4-15-08 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
James Hopkinson, Vice Chair
Robin Haynes
Andy Omo
Amy Fitzpatrick
Paul Fraser

MEMBERS ABSENT

Jennifer DeChant
Chelsea Hall (non-voting student member)

STAFF PRESENT

Jim Upham, Planning Director
Morgan Decker, Recording Secretary

Mr. Oxtan, Chair, called the meeting to order in the third floor Council Chambers at 6:00 p.m. on Tuesday, April 15, 2008.

Minutes of the March 18, 2008, Meeting

DR. HAYNES MOVED, SECONDED BY MR. FRASER, TO APPROVE THE MINUTES OF THE MARCH 15, 2008, MEETING AS PRESENTED

UNANIMOUS APPROVAL**Old Business**

None

New Business**Item 1**

Historic District Approval - 963 Washington Street (Map 26, Lot 200); Nancy Neble & James McMahan, applicants.

Craig Palmer introduced himself, and said he will be representing the applicants. Mr. Palmer said the applicants are proposing to remove the barn and breezeway at the rear of the property, attached to the house; the applicants are also proposing to replace all the windows in the home. Mr. Palmer stated the barn is in disrepair, and not part of the original house. In addition, restoring the barn would be cost-prohibitive for the applicant. He did mention that there is a party interested in dismantling the barn and reassembling it at another location within Bath.

Mr. Hopkinson said he would like to recuse himself before any further discussion, as the applicants are clients of his and represented by him in the purchase of the home.

Dr. Haynes addressed the Board and applicants, stating the barn is of historic significance as it was constructed sometime in the 1880s-1890s. She did allow that the significance of the barn

is diminished as it has been moved at least four times. Dr. Haynes also said that the barn is on the private façade of the home, and therefore has less impact.

Mr. Upham asked the Board to consult e-mail from Judith Barrington, Chair of the HDARC. According to Ms Barrington and Ms Lockwood, the ideal solution would be to restore the barn. If that option proves to be cost-prohibitive, dismantling and reassembling the barn in another location in Bath is suitable.

Mr. Oxton opened the public session of the meeting for members of the public wishing to comment.

Jayne Palmer, 300 Front Street, told the Board that her property abuts the applicants', and she has a view of the barn from her front windows. Ms. Palmer stated that the barn is an eyesore, as well as in such disrepair that it has attracted vermin. Ms. Palmer would be delighted to see the barn gone. She said she would be in favor of the barn being demolished or dismantled.

Hearing no further public comment, Mr. Oxton closed the public portion of the meeting.

Mr. Upham suggested this application be thought of in three parts: the first to act on the request to demolish barn, the second to act on the request to demolish the breezeway, and the third to act on the proposal to replace windows.

Mr. Palmer addressed the Board to say that if the proposed removal of the barn and breezeway is approved, he may have to amend the application later to add back original windows on the ell of the house connected to the breezeway. He also stated that the windows and wiring in the breezeway date to the 1960s or 1970s.

Dr. Haynes said given the information on maps, as well as Mr. Palmer's statements, she was comfortable finding no historical significance to the breezeway.

DR. HAYNES MOVED, SECONDED BY MS. FITZPATRICK, TO APPROVE THE PORTION OF THE APPLICATION FOR HISTORIC DISTRICT APPROVAL TO REPLACE WINDOWS, SPECIFICALLY WITH MARVIN CLAD ULTIMATE DOUBLE-HUNG WINDOWS, WHICH HAVE THE COMPLETE APPEARANCE OF DIVIDED LIGHTS INSIDE AND OUT; AS WELL AS THE DEMOLITION OF THE BREEZEWAY, BUT TO CONTINUE THE REVIEW OF THE REQUEST TO DEMOLISH THE BARN, PENDING ADDITIONAL INFORMATION, TO THE MAY 20, 2008, MEETING.

5 IN FAVOR (FITZPATRICK, OMO, FRASER, HAYNES, OXTON), 0 OPPOSED, 1 ABSTAINED (HOPKINSON)

Hearing no further business before the Board, **MR. HOPKINSON MOVED, SECONDED BY MS. FITZPATRICK, TO ADJOURN THE MEETING.**

UNANIMOUS APPROVAL

The meeting was adjourned at 6:27 p.m.

Minutes prepared by Morgan Decker, recording secretary.