

A regular meeting of the Bath Planning Board was called on 11-04-08 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxton, Chair
James Hopkinson, Vice Chair
Andy Omo
Amy Fitzpatrick
Paul Fraser
Carolyn Lockwood
Donald Rogers
Kean McDermott (non-voting student member)
Ashley McDougall (non-voting student member)

MEMBERS ABSENT

STAFF PRESENT

Jim Upham, Planning Director
Marsha Hinton, Recording Secretary

Mr. Oxton, Chair, called the meeting to order in the second floor conference room at 6:00 p.m. on Tuesday, November 4, 2008.

Minutes of the October 7, 2008, meeting were unavailable at the time of this meeting.

Minutes of the October 21, 2008, meeting

MR. FRASER MOVED, SECONDED BY MS. LOCKWOOD, TO ACCEPT THE PLANNING BOARD MINUTES OF OCTOBER 21, 2008 AS SUBMITTED.

UNANIMOUS APPROVAL

Old Business

Item 1

Request for Historic District Approval – 804 Washington Street (Map 27, Lot 77); Chocolate Church Performing Arts Center, applicant.

Mr. Oxton announced the applicant had requested that this item be continued until the November 18, 2008, meeting.

There being no discussion by the Board **MR. ROGERS MOVED, SECONDED BY MS. LOCKWOOD, TO CONTINUE CONSIDERATION OF THE REQUEST FOR HISTORIC DISTRICT APPROVAL FOR 804 WASHINGTON STREET (MAP 27, LOT 77) CHOCOLATE CHURCH PERFORMING ARTS CENTER, APPLICANT, TO THE NEXT REGULAR MEETING OF THE CITY OF BATH PLANNING BOARD.**

UNANIMOUS APPROVAL

New Business

Item 1

Request for Historic District Approval – 8 North Street (Map 28, Lot 195); Gerald & Carol Stergio, applicants.

Ms. Stergio explained that they are proposing to repair the structure, maintain the historic integrity, and referred the Board to the application submittal materials. Ms. Stergio read a letter of support from an abutter into the record and stressed her desire to use appropriate materials in these repairs.

Mr. Oxtan opened the floor to members of the public who wished to comment on this agenda item. None being seen, Mr. Oxtan closed the public portion of the meeting.

Mr. Upham stated that items included in the applicant's proposal were the replacement of windows in the east gable, breakfast area, and kitchen, addition of a connector between the house and barn, construction of a new deck above the breakfast area, constructing a foundation under the barn, removing the west entry area, and repair of the front steps. Mr. Upham referred the Board to Land Use Code Section 8.12, D through H.

The Planning Board discussed the proposed replacement windows, the repair of the chimney, the materials to be used for the front steps, the retaining wall, elevation of the connector, and color.

There being no further discussion from the Planning Board, **MR. HOPKINSON MOVED, SECONDED BY MR. ROGERS, TO APPROVE THE APPLICATION AS SUBMITTED CONDITIONED UPON THE EXISTING LATTICE WORK ON THE PORCH NOT BEING ELIMINATED AND THAT THE MORTAR USED IN REPAIR OF THE CHIMNEY MATCH THE EXISTING MORTAR AS MUCH AS POSSIBLE.**

UNANIMOUS APPROVAL

Item 2

Request for Site Plan Approval and Setback Reduction in the C2 Zone – 6 Old Brunswick Road (Map 22, Lot 17); RSU1 applicant.

RSU1 Superintendent Shuttleworth explained the need for the proposed 1,300 square foot storage building, the care with which the school had used to assure quality service with the least expenditure of monies possible, and the reasoning behind the choice of a metal storage building.

Mr. Main, Pine Tree Engineering, discussed the location of the storage building, the condition of the existing building, and the use of new and existing vegetation to provide screening.

There being no further discussion from the Planning Board, **MR. OMO MOVED, SECONDED BY MS. FITZPATRICK TO FIND THE SUBMISSION MATERIALS FOR THE REQUEST FOR**

SITE PLAN APPROVAL AND SETBACK REDUCTION IN THE C2 ZONE TO BE COMPLETE.

UNANIMOUS APPROVAL

The Board discussed the height of the building, the height of the proposed buffering, the entrance, what would be stored in the building, the distance of the proposed building from the school, what type of vehicles would be coming to the proposed building, and comments from the City Arborist.

There being no further comments from the Planning Board Mr. Oxtan opened the floor to members of the public who wished to comment on this agenda item. None being seen, Mr. Oxtan closed the public portion of the meeting.

Mr. Upham explained that Article 8 requires a large setback if no buffering is used and a smaller setback in exchange for more robust buffering.

There being no further discussion from the Planning Board **MR. HOPKINSON MOVED, SECONDED BY MS. LOCKWOOD TO APPROVE THE REQUEST FOR SITE PLAN APPROVAL AND SETBACK REDUCTION IN THE C2 ZONE FOR 6 OLD BRUNSWICK ROAD (MAP 22, LOT 17); RSU1 APPLICANT WITH THE CONDITION THAT THE APPLICANT INCORPORATE THE RECOMMENDATIONS OF THE CITY ARBORIST OUTLINED IN HIS OCTOBER 27, 2008, LETTER AND SUBMIT THAT LANDSCAPING PLAN TO THE PLANNING DIRECTOR.**

UNANIMOUS APPROVAL

There being no further business before the Board, **MR. OMO MOVED SECONDED BY MR. FRASER, TO ADJOURN THE MEETING AT 6:38 PM.**

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary