

A regular meeting of the Bath Planning Board was called on 2-17-09 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxton, Chair
James Hopkinson, Vice Chair
Paul Fraser
Carolyn Lockwood
Donald Rogers

MEMBERS ABSENT

Amy Fitzpatrick
Andy Omo
Kean McDermott (non-voting student member)
Ashley McDougall (non-voting student member)

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, February 17, 2009.

Minutes of the February 3, 2009, meeting

MR. HOPKINSON MOVED, SECONDED BY MS. LOCKWOOD, TO ACCEPT THE PLANNING BOARD MINUTES OF FEBRUARY 3, 2009, AS SUBMITTED.

UNANIMOUS APPROVAL**Old Business**

No old business.

New Business

Mr. Oxton, Chair, stated that pursuant to a request Agenda Item 2 would be heard before Agenda Item 1.

Item 2

Request for six month extension of Site Plan Approval – 81 Floral Street (Map 28, Lot 156); Elliot Mead, applicant.

Mr. Upham explained that in accordance with Article 12 of the Land Use Code Planning Board Site Plan approval would become void if the applicant did not receive a permit from the Codes Enforcement Officer within six months of receiving Site Plan Approval unless the applicant requested an extension. Mr. Upham stated that reason for denial of a request for site plan approval extension would be (1) If there had been another approved development in the area that increased traffic; or (2) the ordinance had changed. Mr. Upham stated that neither of these instances had occurred.

Mr. Mead explained that he has encountered difficulties in communications with the owners of the shopping center with regard to water drainage. Mr. Mead stated that because of his inability to resolve this issue he has been unable to move forward on this project and is therefore asking for an extension of Site Plan Approval.

MR. HOPKINSON MOVED, SECONDED BY MR. ROGERS, TO APPROVE THE REQUEST FOR SIX MONTH EXTENSION OF SITE PLAN APPROVAL FOR 81 FLORAL STREET (MAP 28, LOT 156) BY ELLIOT MEAD, APPLICANT.

UNANIMOUS APPROVAL

Item 1

Site Plan Amendment - Commercial Street (Map 26, Lots 260-263, 269 & 270); Peter Anastos, applicant.

Mr. Upham pointed out the façade was not changing in anyway and therefore the Planning Board would not be reviewing the Historic District aspects of this project. Mr. Upham stated that in the course of doing site investigation it was determined that more of the soil planned for removal would have to go to a special land fill. Therefore, he said, the applicant plans to leave as much soil on site, with fewer cuts. He pointed out that this has changed the grading of the site and this has resulted in a change in the location of the parking lot retained by Sagadahock Real Estate and a change of the driveway to the hotel's parking lot. He said that Sagadahock Real Estate Association's parking lot will exit on Front Street and the hotel's main driveway would be moved northerly such that the site distance is only 215 feet. He pointed that the standards developed by the American Association of State Highway Transportation Officials consider this site distance to be adequate. Mr. Upham added that the City Arborist, the Police Chief, and the Public Works Director found the proposed changes to be acceptable.

Barry Stowe, Opechee Construction, stated that he was ready to answer questions with regard to the proposed changes.

Mr. Rogers stated that he was concerned about the line of sight for vehicles and requested that any vegetation be maintained at a level to allow clear line of site for vehicles. Mr. Rogers specifically recommended that any trees have lower limbs trimmed and any low vegetation be maintained to allow a clear view of traffic.

The Planning Board discussed the retaining wall, buffering, slopes, the site distance, parking, curbing, Sagadahock Real Estate Association parking lot, and types of vegetation to be used as buffering.

MR. HOPKINSON MOVED, SECONDED BY MS. LOCKWOOD, TO APPROVE THE APPLICATION FOR SITE PLAN AMENDMENT AND THE REQUEST FOR A WAIVER OF SIGHT DISTANCE FOR THE REASONS SET FORTH IN THE APPLICANT'S MATERIALS.

UNANIMOUS APPROVAL

Item 3

Planning Board Discussion of the Draft Comprehensive Plan

Mr. Upham outlined the processes used to develop the Comprehensive Plan for the City of Bath as the identification of positive and negative issues with the City of Bath, discussion of what to do about those issues, the collection of an inventory of parking, transportation, education, physical resources, financial resources, and capital improvements. Mr. Upham pointed out that the appendices contain the results of those inventories.

Mr. Upham explained that the meat of the Comprehensive Plan is contained in its five chapters:

Chapter 1 is the introduction and it explains the process the Committee went through.

Chapter 2 is the Vision Statement.

Chapter 3 is a short history of Bath written by Robin Haynes. He said everyone who is new to Bath or is a lifelong resident should read this chapter.

Chapter 4 is entitled "The Comprehensive, Action Plan." He pointed out that it repeats the Planning Implications from each of the inventory chapters, it contains the Issue Statements, and it contains the Actions. He pointed out that it also assigns responsibility to a board, committee, or staff person for carrying out the Action.

Chapter 5 is the Future Land Use Plan. He told the Board that this chapter is the legal foundation for the City's zoning.

Mr. Upham encouraged the citizens of Bath to utilize the City's website www.cityofbath.com/bath_planning and read the document. Mr. Upham stated that he would welcome any suggestions or comments positive or negative with regard to the draft Comprehensive Plan and requested that those comments or suggestions be forwarded to him at jupham@cityofbath.com.

The Planning Board held discussion on the process with regard to submittal of the Comprehensive Plan to the State Planning Office and setting a date for a public hearing to received comments from the public on the Comprehensive Plan. **The Board was polled and it was agreed to schedule a public hearing for March 10, 2009, at 6:00 pm.**

Mr. Upham expressed his gratitude to the citizen planners who stuck with the long process of development of the City of Bath's Comprehensive Plan from start to finish and mentioned in particular Ms. Jackie Dwinal who was present at almost every meeting, Mr. James Hopkinson, current Comprehensive Plan Chairman, Dr. Robin Haynes, former chairman who in addition wrote Chapter Three and Appendix E, Ms. Carolyn Lockwood, Mr. Paul Fraser, Mr. Keith Hinds, and Ms. Mari Eosco.

There being no further business before the Board, **MR. HOPKINSON MOVED SECONDED BY MR. ROGERS, TO ADJOURN THE MEETING AT 6:44 PM.**

Bath Planning Board
February 17, 2009

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary