

A regular meeting of the Bath Planning Board was called on 3-17-09 for the purpose of conducting regular business.

MEMBERS PRESENT

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

MEMBERS ABSENT

Kean McDermott (non-voting student member)

STAFF PRESENT

Jim Upham, Planning Director
Marsha Hinton, Recording Secretary

Mr. Oxtan, Chair, called the meeting to order in the second floor conference room at 6:00 p.m. on Tuesday, March 17, 2009.

Minutes of the March 3, 2009, regular Planning Board meeting.

MR. HOPKINSON MOVED, SECONDED BY MS. LOCKWOOD, TO APPROVE THE MINUTES OF MARCH 3, 2009, PLANNING BOARD MEETING AS SUBMITTED.

UNANIMOUS APPROVAL**Minutes of the March 10, 2009, Planning Board special meeting.**

MS. FITZPATRICK MOVED, SECONDED BY MR. FRASER, TO APPROVE THE MINUTES OF THE MARCH 10, 2009, PLANNING BOARD SPECIAL MEETING AS SUBMITTED.

UNANIMOUS APPROVAL**Old Business**

No old business.

New Business**Item 1**

Request for Pre-Application Workshop - 1 Washington Street (Map 43, Lot 21); The Plant Home, applicant.

Mr. Don Capoldo, Plant Home, introduced Mr. Steve Normand. Mr. Capoldo stated that he was before the Planning Board with a conceptual plan to increase the number of units at the Plant Home. Mr. Capoldo explained that due to the current economic situation in order to preserve the endowment and to continue to offer subsidized housing to residents it has become necessary to increase the number of available units. Mr. Capoldo added that there

were conceptual plans for offices for physicians and various therapists that would be open to the public as well as walking trails that would connect into the City's river walk plans. Mr. Capoldo said that the medical offices would not be manned 24 hours a day or be a hospital or urgent care clinic, but simply professional offices.

Mr. Upham discussed the development in 1998 of the Special Purposes Contract Overlay District to protect buildings that were non-conforming but a part of the fabric of the community and worthy of protection. Mr. Upham pointed to the Mitchell School, the Captain Merritt House, and the Old Bath Hospital facility as beneficiaries of this special zoning.

The Planning Board held discussion on the services offered by the Plant Home, the conceptual medical office building site, expansion of the Special Purposes Contract Overlay District, the number of assisted living units, the number of independent living units, the number of Plant Home staff on site, uses allowed in the R6 and R2 zones, and continuation of the Plant Home should something catastrophic happen to the original building.

There being no further discussion from the Planning Board, Mr. Oxton, Chair opened the floor to members of the public who wished to comment on this conceptual plan.

Ms. Martha Andrews, 25 Washington Street, read a statement composed by herself and Tom and Julie Rice, 27 Washington Street, outlining the following concerns with regard to the conceptual proposal by the Plant Home:

- Protection of the nearby wetlands;
- Access to the site with specificity to the narrowness of East Lane;
- Increased traffic;
- Bath emergency services staffing needs;
- Green space/river walk; and
- Neighborhood integrity;

Ms. Phyllis Bailey, 16 River View, expressed her concerns with regard to river views and asked that consideration be given to moving the proposed buildings to areas closer to the existing buildings.

Ms. Darla Jewett, Arrowsic, explained how the Plant Home allowed her mother, Chloe Jewett, to maintain her independence and be socially active the last three years of her life. Ms. Jewett asked that the Planning Board work to find a way to allow the expansion so that the Plant Home could continue to offer this level of quality of life to older citizens.

There being no further comment from members of the public present, Mr. Oxton, Chair, closed the public portion of the meeting.

The Planning Board discussed elevations, the guidance in the current comprehensive plan, and the draft comprehensive plan.

Mr. Capoldo described plans for an Atrium, the phased nature of the proposed development so that no residents are forced to move, and the possible timelines for construction.

Mr. Hopkinson stated that his concern was that if the Plant Home should be destroyed that the use would evaporate as the ordinance stands now. Mr. Hopkinson discussed the possibility that a zoning change would provide a way for the Plant Home to continue should the building be lost.

The Planning Board held discussion on treating the proposed atrium as a separate Planning Board application, a zoning change, change to the language of the allowed uses in the R6 zone, and the definitions for similar uses.

Item 2

Planning Board discussion of Comprehensive Plan and public meeting.

Mr. Upham recommended that the Planning Board adjourn to a public workshop in the Second Floor Conference Room where the maps could be more easily viewed.

MR. HOPKINSON MOVED, SECONDED BY MR. OMO, TO ADJOURN TO A PUBLIC WORKSHOP AT 7:07 PM.

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary