

A regular meeting of the Bath Planning Board was called on 5-19-09 for the purpose of conducting regular business.

MEMBERS PRESENT

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

MEMBERS ABSENT

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, May 19, 2009.

Minutes of the May 5, 2009, meeting

MR. FRASER MOVED, SECONDED BY MS. LOCKWOOD, TO ACCEPT THE PLANNING BOARD MINUTES OF MAY 5, 2009 AS AMENDED BY CORRECTING THE DATE OF THE MINUTES FROM MAY 6, 2009, TO MAY 5, 2009.

UNANIMOUS APPROVAL**Old Business**

None

New Business

Mr. Oxton, Chair, stated that New Business Agenda Item One would be heard after Items Two and Three.

Item 2

Request for Subdivision Amendment – 8 Washington St (Map 43, Lot 20); John Morse, applicant.

Mr. Upham explained that this was a small modification to the approved subdivision plan entailing the transfer of land to an abutter. Mr. Upham reminded the Planning Board of a similar land transfer they had recently heard.

Mr. John Morse introduced Tammy Harkins the other party in the land transfer.

Mr. Oxton opened the floor to members of the public who wished to comment on this agenda item.

None being seen Mr. Oxton closed the public portion of the meeting.

MR. HOPKINSON MOVED, SECONDED BY MS. FITZPATRICK, TO APPROVE THE REQUEST FOR SUBDIVISION AMENDMENT AT 8 WASHINGTON STREET (MAP 43 LOT 20) FOR JOHN MORSE, APPLICANT.

UNANIMOUS APPROVAL

Item 3

Request for Site Plan Amendment - 831 Middle Street (Map 26, Lots 160-162); Midcoast Federal Credit Union, applicant.

Mr. Chris Belanger representing the applicants stated that the applicants were requesting some modifications to the approved Site Plan as follows:

1. The applicants are requesting elimination of two curbed islands to facilitate a one-way traffic pattern.
2. The applicants are requesting a change to the layout of the sidewalk so that it will run straight to Middle Street.
3. The applicants are requesting a change to the approved landscaping plan so that lawn areas are eliminated and replaced by beds of perennials and wildflowers. Mr. Belanger added that because of continuing maintenance activities by the railroad the applicants are requesting that the two trees be eliminated.

Mr. Belanger explained that the applicants in the past had expended a large amount of money on landscaping only to have it torn out by the Department of Transportation and they were hesitant to expend more money on landscaping only to have it torn out by the railroad. Mr. Belanger stated that the Department of Transportation had requested the trees be removed.

Mr. Upham pointed out the email from Nate Moulton of the Department of Transportation. Mr. Upham stated that he felt the first two modifications to the site plan could have been handled in the minor site plan review committee but that the more robust landscaping plan was in exchange for a reduced setback and should come back before the Planning Board for approval.

The Planning Board discussed how a wildflower planting would be maintained; comments from the Fire Chief, Police Chief, and the Public Works Director; the right of the railroad to trim any plantings that crossed into their property; and acceptable alternative plantings.

MR. HOPKINSON MOVED, SECONDED BY MR. ROGERS, TO APPROVE THE REQUEST FOR SITE PLAN AMENDMENT AT 831 MIDDLE STREET (MAP 26, LOTS 160-162) FOR MIDCOAST FEDERAL CREDIT UNION, APPLICANT FOR THE REMOVAL OF THE CURBED ISLANDS AND THE ALTERATION IN THE SIDEWALK SUBJECT TO WRITTEN CONFIRMATION FROM THE POLICE CHIEF AND THE PUBLIC WORKS DIRECTOR OF THEIR APPROVALS BE CONTAINED IN THE PLANNING DIRECTOR'S FILES AND TO CONTINUE DISCUSSION ON THE SETBACK REDUCTION PLAN REVISION UNTIL SUCH

TIME THAT THE APPLICANT CAN WORK WITH THE PLANNING DIRECTOR TO FIND AN ACCEPTABLE ALTERNATIVE LANDSCAPING PLAN.

UNANIMOUS APPROVAL

Item 1

Public Hearing - Proposed Bath Comprehensive Plan.

Mr. Upham stated that the hearing this evening was to obtain public comment on the proposed Bath Comprehensive Plan.

Mr. Oxton opened the floor to members of the public who wished to comment on the proposed Bath Comprehensive Plan.

Mr. John Morse read Chapter 4, Page 20, Bullet 3 of the proposed Bath Comprehensive Plan. Mr. Morse said that the small amount of emphasis in the proposed Comprehensive Plan on parking was a “fly by swat at a whole herd of mosquitoes.” Mr. Morse stated that he does not believe the City of Bath is on board with how much the downtown really needs parking. Mr. Morse pointed out that construction is taking place that will reduce the already inadequate parking for the downtown. Mr. Morse explained that he has vacant second floor spaces that he cannot provide parking. Mr. Morse asked that the City of Bath place more emphasis on addressing the parking issues for the downtown.

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

Mr. Oxton stated that the comments made tonight would be addressed at the June 2, 2009, meeting.

Mr. Upham stated that he has received comments from the State Planning Office, the Department of Environment Protection, and the Department of Inland Fisheries and Wildlife on the proposed Comprehensive Plan and will provided his responses to those comments to the Planning Board electronically prior to the June 2, 2009, meeting. Mr. Upham reported that the approval process for the proposed Comprehensive Plan was on track and could hopefully go before the City Council for their July meeting.

Other Business

No other business

Adjournment

There being no further business before the Board, **MS. FITZPATRICK MOVED, SECONDED BY MS. LOCKWOOD, TO ADJOURN THE MEETING AT 6:32 PM.**

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary