

A regular meeting of the Bath Planning Board was called on 7-7-09 for the purpose of conducting regular business.

MEMBERS PRESENT

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

MEMBERS ABSENT

Andy Omo
Donald Rogers
Kean McDermott (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, July 7, 2009.

Minutes of the June 2, 2009, meeting

MR. HOPKINSON MOVED, SECONDED BY MS. LOCKWOOD TO ACCEPT THE PLANNING BOARD MINUTES OF JUNE 2, 2009 AS SUBMITTED.

UNANIMOUS APPROVAL**Old Business**

None

New Business**Item 1**

Public Hearing - Amendments to Articles 1, 2, 4, 6, 8, 10, 11 & 12 and Land Use Code Map Amendment to comply with DEP-required shoreland zoning changes.

Mr. Upham explained that there were 35 pages of textual Land Use Code amendments and that the Planning Board's public hearing on the Map amendment had been rescheduled for the August 4th meeting. Mr. Upham briefly described the amendments as follows:

Article 1 contains some non-substantive housekeeping changes.

Article 2 are definition changes that also were not very substantive.

Article 4 contains changes required by the Department of Environmental Protection with regard to variances in the Shoreland Zone.

Article 6 deals with changes to nonconforming uses, lot, and structures in the Shoreland Zone. One change is to go back to the way non-conforming buildings were handled nine years ago. Mr. Upham pointed out that the current 30% expansion rule was very difficult to measure or enforce.

Article 8 deals with lot coverage and setbacks in the Shoreland Zone.

Article 10 contains amendments that deal with the way driveways and parking areas are constructed in the Shoreland Zone so that water from those areas does not run into the water body.

Article 11 contains amendments dealing with specific performance standards as they apply to campgrounds, docks, piers, single family dwellings in the resource protection zone, septic waste disposal, essential services, and clearing, harvesting, or removal of vegetation in the Shoreland Zone.

Article 12 contains a change to the requirements for site plan review.

Mr. Oxton, Chair, 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. LOCKWOOD, THAT THE PLANNING BOARD RECOMMEND TO THE CITY COUNCIL ADOPTION OF THE PROPOSED LAND USE CODE TEXT CHANGES.

UNANIMOUS APPROVAL

Item 2

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

Mr. Upham explained that because this was such a small amendment he had told the applicants that they did not need to appear. Mr. Upham described how after obtaining the first amendment it was discovered that access to the small sliver of land being transferred to the abutter was inaccessible except through another landowner's property. Therefore the parties have agreed to a redrawn plan that still meets minimum lot size required in the R2 Zone.

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

UNANIMOUS APPROVAL

Other Business

Mr. Oxton, Chair stated that a scheduled Planning Board trolley tour of the City of Bath has to be rescheduled due to the weather.

The Planning Board held discussion on potential sites to visit and decided to reschedule the trolley tour for the first meeting in September.

Bath Planning Board
July 7, 2009

Adjournment

There being no further business before the Board, **MS. FITZPATRICK MOVED SECONDED BY MR. HOPKINSON TO ADJOURN THE MEETING AT 6:15 PM.**

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary