

A regular meeting of the Bath Planning Board was called on 3-16-10 for the purpose of conducting regular business.

**MEMBERS PRESENT**

Bob Oxtan, Chair  
James Hopkinson, Vice Chair  
Amy Fitzpatrick  
Paul Fraser  
Donald Rogers  
Robin Haynes

**MEMBERS ABSENT**

Andy Omo  
Drew Molbowski (non-voting student member)  
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 third floor Council Chambers at 6:00 p.m. on Tuesday, March 16, 2010.

**Minutes of the March 2, 2010, meeting**

Dr. Haynes suggested that the motion of Mr. Omo with regard the March 2, 2010 new business item 3 Request for Historic District Amendment - 955 Washington Street (Map 26, Lot 201); Herman Nichols, applicant, be amended as follows:

**"MR. OMO MOVED, SECONDED BY MR. ROGERS, TO APPROVE THE REQUEST FOR HISTORIC DISTRICT AMENDMENT FOR 955 WASHINGTON STREET (MAP 26, LOT 201) BY HERMAN NICHOLS, APPLICANT, WITH THE CONDITIONS *THAT THE SPACING OF THE WINDOWS ON THE SOUTHEAST CORNER COULD BE SPACED SO THAT THEY WERE BALANCED IN THE GUEST ROOM AND THAT THE CONFIGURATION ON THE FIRST FLOOR OF THE SOUTH SIDE OF THE STRUCTURE BE MAINTAINED AS IT WAS APPROVED BY THE PLANNING BOARD ON FEBRUARY 2, 2010.*"**

**DR. HAYNES MOVED, SECONDED BY MS. FITZPATRICK, TO ACCEPT THE PLANNING BOARD MINUTES OF MARCH 2, 2010, AS AMENDED.**

**UNANIMOUS APPROVAL****Old Business****Item 1**

**Request for Final Subdivision Approval** - Wing Farm Business Park, West Bath phase (Map 29, Lot 11); Town of West Bath, applicant. (Continued from the March 2, 2010, meeting).

Mr. Jeff Aceto, of Site Lines representing the applicant, stated they were before the Planning Board this evening to discuss roadway improvements and the draft traffic movement permit.

Ms. Joanne Marco, director of the Bath Housing Authority, stated that site-distance improvements, which can be made by the Housing Authority at the intersection of Congress Avenue and Centre Street, are in progress.

Ms. Diane Morabito, Maine Traffic Resources, discussed existing capacity restraints and suggestions identified in the draft traffic movement permit at the Congress Avenue-Centre Street intersection, the Congress Avenue-Chandler Drive intersection, and the Congress Avenue-Route 1 southbound off ramp. Ms. Morabito stated that the draft traffic permit reflected the results of the traffic study and contained no surprises.

The Planning Board held discussion on the Department of Transportation permitting process, line-of-site impediments at Congress Avenue and Centre Street, the draft traffic movement permit, cost of relocating poles, turning radius improvements for large trucks and semi-trailers, clarification of terminology with regard to traffic warrants, the Department of Transportation trigger for initiating improvements, the cost of installation of a traffic signal, the Department of Transportation timeline for payment of impact fees, and how these fees would be raised.

Mr. Upham stated that after discussions with the City Manager and other City Staff members he has concluded that a traffic light rather than a roundabout would be a safer solution for pedestrian traffic at the Congress Avenue-Centre Street intersection.

There being no further comments from the members of the Planning Board, Mr. Oxton opened the floor to members of the public who wished to comment on this agenda item.

Ms. Wendy Johanson, 520 Centre Street, thanked the Planning Board for addressing some of her concerns from the last meeting on this item. Ms. Johanson stated that she still has some concerns with regard to this development. Ms. Johanson asked that the increase in traffic from the sporting activities at the Middle School be included in the peak traffic counts, that peak times differ at that intersection because the various businesses have different closing times and there is no eating establishments in the area so workers often must leave and return at lunch time, and that the wetland will no longer be able to function as a wetland because the water will be dammed up by the improvements to the King's Highway. Ms. Johanson also pointed out that Anchor Road could not presently function as an emergency vehicle access point and she was concerned about the safety of the people working in the Wing Farm business park. Ms. Johanson provided photographs of both the Anchor Road access point and the wetlands and stated they would be available in the Planning Office for anyone who wished to view them.

No further comments being seen, Mr. Oxton closed the public portion of the meeting.

The Planning Board discussed the size of the proposed drainage pipe as well as addressing in any approval the telephone poles at Congress Avenue and Centre Street, the need for speed reduction on Congress Avenue, and turning radius improvements.

Mr. Aceto reminded everyone that the existing culvert under the Kings Highway is 24 inches in diameter and that the proposed road has a 5-foot culvert.

Dr. Haynes stated that she felt that City Staff should have an opportunity to review the draft traffic permit and make comments before the Planning Board made any decision with regard to this application.

Mr. Hopkinson stated that the Anchor Road issue was a part of another project and not part of the discussion of this agenda item.

Mr. Aceto asked that the Planning Board approve the application this evening.

**DR. HAYNES MOVED, SECONDED BY MS. FITZPATRICK, TO CONTINUE CONSIDERATION OF THE REQUEST FOR FINAL SUBDIVISION APPROVAL AT THE WING FARM BUSINESS PARK, WEST BATH PHASE (MAP 29, LOT 11) FOR THE TOWN OF WEST BATH, APPLICANT, UNTIL THE NEXT PLANNING BOARD MEETING ON APRIL 6, 2010.**

#### **UNANIMOUS APPROVAL**

#### **New Business**

None

#### **Other Business**

**Planning Board discussion** – Schedule of Land Use Code amendments to implement Comprehensive Plan.

Mr. Upham distributed a list (attached hereto and made a part hereof) of Land Use Code Amendments and other tasks to be reviewed by the Planning Board. Mr. Upham updated the Planning Board on the status of some of the items and asked the Planning Board for direction with regard to which items should have priority.

Mr. Upham stated that he has been having discussions with the Forestry Committee with regard to having that body become a Conservation Commission. Mr. Upham said that some members showed interest in a Conservation Commission but the Forestry Committee as a whole didn't feel they wanted to go in that direction. Mr. Upham added that there will be a informational meeting in the auditorium on Thursday, March 25 at 6:00 pm on how a Conservation Commission functions to see if there is any interest by the citizens of Bath to establish a Conservation Commission.

#### **Adjournment**

**DR. HAYNES MOVED, SECONDED BY MS. FITZPATRICK, TO ADJOURN THE MEETING AT 7:22 PM.**

#### **UNANIMOUS APPROVAL**

Minutes prepared by Marsha Hinton, Recording Secretary