

A regular meeting of the Bath Planning Board was called on 6-1-10 for the purpose of conducting regular business.

**MEMBERS PRESENT**

Bob Oxtan, Chair  
James Hopkinson, Vice Chair  
Amy Fitzpatrick  
Paul Fraser  
Donald Rogers  
Robin Haynes  
Kean McDermott (non-voting student member)

**MEMBERS ABSENT**

Andy Omo  
Drew Molbowski (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, June 1, 2010.

**Minutes** May 18, 2010, workshop

**MR. HOPKINSON MOVED, SECONDED BY MR. ROGERS, TO APPROVE THE MINUTES OF MAY 18, 2010.**

**UNANIMOUS APPROVAL****Old Business**

None

**New Business****Item 1**

**Public Hearing - Land Use Code Text and Map Amendment** – Adding the Museum Zone to implement a portion of the 2009 Comprehensive Plan.

Ms. Amy Lent, Executive Director of the Maine Maritime Museum, stated that she was available to answer questions with regard to the height and space requirements. Ms. Lent stated that it was recently discovered that a building at the Museum exceeds the height requirements and that the lot coverage of the campus is close to what is being proposed.

Mr. Upham stated that this application has been brought forward by the City of Bath as part of the continuing implementation of the Comprehensive Plan. Mr. Upham pointed out that the Shoreland Zone standards exempt space and height requirements in the C5 Zone. Mr. Upham stated that since the Museum has been in the C5 zone for many years he felt that it was appropriate to maintain the standards and exemptions of the C5 zone in the new Museum Zone.

The Planning Board indicated that they agreed that the Height and Lot Coverage regulations should remain as in the C5 Zone. The Board also discussed minor typographical changes.

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

None being seen, Mr. Oxtan closed the public portion of the meeting.

**MR. ROGERS MOVED, SECONDED BY MR. FRASER, TO RECOMMEND TO THE CITY COUNCIL THAT THE LAND USE CODE TEXT AND MAP AMENDMENT BY ADDING THE MUSEUM ZONE TO IMPLEMENT A PORTION OF THE 2009 COMPREHENSIVE PLAN AS AMENDED THIS EVENING BY THE PLANNING BOARD.**

**UNANIMOUS APPROVAL**

**Item 2**

**Request for six month extension of Site Plan Approval – 700 Washington Street, (Map 27, Lot 142); Bath Iron Works, applicant**

Mr. Upham stated that Bath Iron Works is before the Planning Board requesting an extension because they are approaching the six-month deadline to obtain a building permit.

Mr. Jon Fitzgerald, Bath Iron Works, stated that they have not been able to implement this project due to delays in contracts at the federal level.

**DR. HAYNES MOVED, SECONDED BY MR. FRASER, TO APPROVE THE REQUEST FOR SIX MONTH EXTENSION OF SITE PLAN APPROVAL AT 700 WASHINGTON STREET (MAP 27, LOT 142) BY BATH IRON WORKS, APPLICANT WITH THE REMINDER THAT THE APPLICANT HAS WORK CONDITIONS THAT WILL HAVE TO BE FULFILLED.**

**UNANIMOUS APPROVAL**

**Item 3**

**Request for Site Plan Approval – North Bath Road (Map 10, Lot 5); U.S. Cellular, applicant.**

Mr. Upham stated that he had received an e-mail from the Public Works Director stating that he is satisfied with the changes to the stormwater management plan for this application.

**DR. HAYNES MOVED, SECONDED BY MS. FITZPATRICK, TO FIND THE APPLICATION FOR THE REQUEST FOR SITE PLAN APPROVAL AT NORTH BATH ROAD (MAP 10, LOT 5) BY U.S. CELLULAR, APPLICANT, COMPLETE.**

**UNANIMOUS APPROVAL**

Mr. Jim Hebert of Black Diamond Consultants Inc., representing the applicant, discussed the changes to the culvert and the stormwater management plan.

The Planning Board held discussion on historic and archeologically significant sites surrounding the application site, visual impact of the tower and shelter, screening during the winter, the tower's impact on wind turbines in the area, holding a site walk, establishment of a tree preservation plan, and written comments from abutter Andy Omo.

Dr. Haynes mentioned the Federal Historic and Archaeological review requirement and asked Mr. Hebert if this was completed.

Mr. Hebert stated that this had not yet been put together and that once it was it would be submitted to the Maine Historic Preservation Commission.

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

None being seen, Mr. Oxtan closed the public portion of the meeting.

The Planning Board was polled and unanimously requested that the applicant submit a natural landscaping plan to include a tree preservation plan for approval by the Planning Board.

**MR. HOPKINSON MOVED, SECONDED BY DR. HAYNES, TO CONTINUE THE REQUEST FOR SITE PLAN APPROVAL AT NORTH BATH ROAD (MAP 10, LOT 5) BY U.S. CELLULAR, APPLICANT UNTIL THE JULY 6, 2010 MEETING OF THE BATH PLANNING BOARD.**

#### **UNANIMOUS APPROVAL**

#### **Other Business**

The Planning Board continued the Planning Board meeting with a tour of Bath Iron Works. Ron Berry, a BIW employee and volunteer at the Maine Maritime Museum, narrated the tour on the City's trolley of BIW.

#### **Adjournment**

The trolley returned to City Hall at 7:45 at which time **MR. HOPKINSON MOVED, SECONDED BY MR. ROGERS, TO ADJOURN THE MEETING.**

#### **UNANIMOUS APPROVAL**

Minutes prepared by Marsha Hinton, Recording Secretary, and Jim Upham, Planning Director.