

A regular meeting of the Bath Planning Board was called on 9-21-10 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
James Hopkinson, Vice Chair
Paul Fraser
Andy Omo
Robin Haynes
Drew Molbowski (non-voting student member)

MEMBERS ABSENT

Amy Fitzpatrick
Donald Rogers

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, September 21, 2010.

Minutes of the September 7, 2010, meeting

MR. OMO MOVED, SECONDED BY MR. FRASER, TO ACCEPT THE PLANNING BOARD MINUTES OF SEPTEMBER 7, 2010, AS SUBMITTED.

UNANIMOUS APPROVAL**Old Business**

None

New Business**Item 1**

Request for Historic District Approval – 60 Oak Street (Map 26, Lot 144; Robert W. Knight, applicant for Hector Casas.

Mr. Robert Knight, representing the applicant, Hector Casas, stated that the applicant is proposing to install a vent for the gas fireplace and has an updated drawing showing this addition. Mr. Knight outlined the renovations to include decks, skylights, a new stairway configuration and changes to bedroom layouts as well as the gas fireplace.

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

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

Dr. Haynes provided a brief history of the site along with historic views of the house. Dr. Haynes stated that she had no problems with the proposal in general. She recommended authentic divided light windows, repair of the blind window, and new drawings be submitted to the Planning Director.

DR. HAYNES MOVED, SECONDED BY MR. OMO, TO APPROVE THE REQUEST FOR HISTORIC DISTRICT APPROVAL AT 60 OAK STREET (MAP 26, LOT 144) FOR APPLICANT FOR HECTOR CASAS WITH THE FOLLOWING CONDITIONS:

THAT AUTHENTIC DIVIDED LIGHT WINDOWS BE USED;

THAT THE BLIND WINDOW ON THE NORTH FAÇADE BE REPAIRED; AND

THAT NEW DRAWINGS SHOWING THE GAS FIREPLACE VENT BE SUBMITTED TO THE PLANNING DIRECTOR.

UNANIMOUS APPROVAL

Item 2

Request for Historic District Approval – 104 Front Street (Map 27, Lot 117); Skip Taylor, applicant.

Mr. Skip Taylor, applicant, explained that he would like to replace the three double hung windows with a plate-glass window. Mr. Taylor stated the new window would be the bronze-framed, tempered, insulated plate-glass window that he has already purchased. Mr. Taylor stated that he would use molding to simulate the look of the window of the surrounding structures. Mr. Taylor added that he was under a time restraint and needed to open up by November.

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

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

Dr. Haynes presented a short history of the site along with copies of historic photographs.

The Planning Board held discussion on specifics of the proposal and the need for more detail both in drawing and design elements.

Mr. Hopkinson stated that the Planning Board has in the past conditionally approved a conceptual design with follow up review and approval by the Planning Director and a smaller review committee.

The Planning Board discussed approval of the concept with conditions.

MR. HOPKINSON MOVED, SECONDED BY MR. FRASER, TO APPROVE THE REQUEST FOR HISTORIC DISTRICT APPROVAL AT 104 FRONT STREET (MAP 27, LOT 117) FOR SKIP TAYLOR, APPLICANT, WITH THE FOLLOWING CONDITIONS:

THAT THE FINAL COLOR BE SUBMITTED TO THE PLANNING DIRECTOR AND HISTORIC DISTRICT COMMITTEE FOR APPROVAL;

THAT THE FINAL DRAWING BE SUBMITTED TO THE PLANNING DIRECTOR AND HISTORIC DISTRICT COMMITTEE FOR APPROVAL; AND

THAT THE FINAL LOCATION OF THE VERTICAL SEPARATION BE SUBMITTED TO THE PLANNING DIRECTOR AND HISTORIC DISTRICT COMMITTEE FOR APPROVAL.

**THREE IN FAVOR (MR. HOPKINSON, MR. OMO, AND MR. FRASER)
TWO OPPOSED (MR. OXTON AND DR. HAYNES)**

Item 3

Planning Board signing of Amended Subdivision Plan - Wing Farm Business Park, West Bath phase (Map 29, Lot 11); Town of West Bath, applicant.

Mr. Oxtton stated that since this agenda item has been reviewed and approved by the Planning Board and the Notice of Decision has been issued that he was requesting a motion to approve the signing of the subdivision plan.

MR. OMO MOVED, SECONDED BY MR. HOPKINSON, TO APPROVE THE PLANNING BOARD SIGNING OF THE AMENDED SUBDIVISION PLAN FOR THE WING FARM BUSINESS PARK, WEST BATH PHASE (MAP 29, LOT 11) FOR TOWN OF WEST BATH, APPLICANT.

UNANIMOUS APPROVAL

Other Business

Mr. Upham informed the Planning Board that Ms. Haley Grill, a junior at Morse High School would be the newest student Planning Board member.

There being no further business before the Board, **MR. OMO MOVED SECONDED BY MR. FRASER, TO ADJOURN THE MEETING AT 6:36 PM.**

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary