

A regular meeting of the Bath Planning Board was called on 10-19-10 for the purpose of conducting regular business.

**MEMBERS PRESENT**

Bob Oxtan, Chair  
James Hopkinson, Vice Chair  
Amy Fitzpatrick  
Paul Fraser  
Donald Rogers  
Robin Haynes  
Drew Molbowski (non-voting student member)  
Haley Grill (non-voting student member)

**MEMBERS ABSENT**

Andy Omo

**STAFF PRESENT**

Jim Upham, Planning Director

**STAFF ABSENT**

Marsha Hinton, Recording Secretary

Mr. Oxtan, Chair, called the meeting to order in the third floor conference room at 6:00 p.m. on Tuesday, October 19, 2010.

**Minutes of the October 5, 2010, meeting**

**ON A MOTION MADE AND SECONDED, THE MINUTES OF OCTOBER 5, 2010, WERE APPROVED AS WRITTEN.**

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

None

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

**Request for Subdivision Amendment** – Stone House Woods Subdivision, Oak Grove Avenue (Map 15, Lot 50-1 through 50-4); William Everham, applicant

Mr. Everham explained that there is now a public water main in Oak Grove Avenue in front of this four-lot subdivision. He told the Planning Board that he felt the requirement that homes have residential sprinkler systems was no longer necessary.

Mr. Upham explained that when the Planning Board approved this subdivision in March of 2006 they granted a waiver to the requirement that subdivisions in the R2 zone, which are within 1000 feet of a public water main, be connected to the water main. He said that because of this waiver the Board approved the subdivision with a condition that all homes have residential sprinkler systems. Mr. Upham explained that there was now a water main in Oak Grove Avenue, installed in 2009, and this condition did not seem to be necessary.

The applicant was asked if there was a fire hydrant near the subdivision.

Mr. Everham told the Board that there was a fire hydrant along Oak Grove Avenue in front of their lot.

The Planning Board held discussions on the need for sprinkler systems, whether or not the homes in the subdivision were connected to the public water main on Oak Grove Avenue.

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

None being seen Mr. Oxtun closed the public portion of this agenda item.

Mr. Hopkinson said that he felt there needed to be a requirement that residences in this subdivision be connected to public water before sprinkler systems are disconnected or not installed. He said that he felt this need not be a condition written on the subdivision plan but should be in the Notice of Decision.

**MR. HOPKINSON MOVED, SECONDED BY DR. HAYNES, TO APPROVE THE REQUEST FOR SUBDIVISION AMENDMENT – STONE HOUSE WOODS SUBDIVISION, OAK GROVE AVENUE (MAP 15, LOTS 50-1 THROUGH 50-4); WILLIAM EVERHAM, APPLICANT; WITH THE REQUIREMENT THAT RESIDENCES BE CONNECTED TO THE PUBLIC WATER SYSTEM BEFORE ANY SPRINKLER SYSTEMS ARE DISCONNECTED OR NOT INSTALLED.**

## **UNANIMOUS APPROVAL**

### **Other Business**

#### **Discussion of Wireless Communication Facilities Ordinance and discussion of other amendments to implement the Comprehensive Plan.**

The Planning Board discussed items and impacts that they believe need to be regulated with respect to the installation of wireless communications facilities (cell phone towers). After the discussion Mr. Upham indicated that he would prepare a draft regulation that would address these issues.

Mr. Upham also outlined the various Land Use Code amendments that are needed to finish implementation of the 2009 Comprehensive Plan. The Board and Mr. Upham also discussed other Land Use Code amendments such as the keeping of chickens, contract rezoning, and wind-turbine standards. The Board indicated that they would like Mr. Upham to finish these regulations and get them to the Board for its review.

The Board also discussed the process, which will be undertaken to review and possibly update the 2009 Comprehensive Plan.

### **Adjournment**

There being no further business before the Board, **ON A MOTION MADE AND SECONDED THE MEETING WAS ADJOURNED AT 7:25 PM.**

### **UNANIMOUS APPROVAL**

Minutes prepared by Jim Upham, Planning Director