

A regular meeting of the Bath Planning Board was called on 11-2-10 for the purpose of conducting regular business.

MEMBERS PRESENT

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

MEMBERS ABSENT

Amy Fitzpatrick

DRAFT

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, November 2, 2010.

Minutes October 19, 2010, meeting

MR. HOPKINSON MOVED, SECONDED BY MR. ROGERS TO APPROVE THE PLANNING BOARD MINUTES OF OCTOBER 19, 2010, AS SUBMITTED.

UNANIMOUS APPROVAL

Mr. Oxtan stated that the Planning Board practice has often been known to forgo the second meeting in December to accommodate the holidays and asked if the Planning Board would like to do that this year as well.

The Planning Board was polled and unanimously agreed to cancel the regular December 21, 2010, meeting of the Planning Board to reconvene at the regular January 4, 2011, meeting.

Old Business

None

New Business**Item 1**

Request for Site Plan Approval – 770 Washington Street; (Map 27, Lot 75); Admiral Steak House, LLC, applicant.

Mr. Upham stated that the applicant had paid the fees and provided the Planning Office with the signed lease.

DR. HAYNES MOVED, SECONDED BY MR. HOPKINSON, TO FIND THE APPLICATION FOR THE REQUEST FOR SITE PLAN APPROVAL AT 770 WASHINGTON STREET (MAP

27, LOT 75) BY ADMIRAL STEAK HOUSE, APPLICANT, COMPLETE, WITH WAIVERS TO LAND USE CODE SECTIONS 12.08, F (LOCATIONS OF ALL EXISTING BUILDINGS AND STRUCTURES, STREETS, EASEMENTS, DRIVEWAYS, ENTRANCES, AND EXITS ON THE SITE AND WITHIN 100 FEET THEREOF); AND 12.08, J (TOPOGRAPHY SHOWING EXISTING AND PROPOSED CONTOURS AT 5-FOOT INTERVALS FOR SLOPES AVERAGING 5 PERCENT OR GREATER AND AT 2-FOOT INTERVALS FOR LAND OF LESSER SLOPE) BECAUSE THE PLANNING BOARD FINDS THAT DUE TO SPECIAL CIRCUMSTANCES OF THE SITE THE SUBMISSION OF THIS INFORMATION IS NOT REQUIRED IN THE INTEREST OF PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

UNANIMOUS APPROVAL

Mr. Joe Byrnes, owner of the Admiral Steak House, stated that the Planning Board has the plan and he is ready to answer any questions.

Mr. Upham stated that the plan had been reviewed by the Police Department, the Fire Department, and the Public Works Department and they have all found the plan to be appropriate. Mr. Upham added that the first plan had been reviewed by the City Arborist but that the current plan had not. Mr. Upham requested the Planning Board require the applicant to submit the current plan to the City Arborist for approval and that be communicated to the Planning Director. Mr. Upham pointed out that the stormwater will flow off the site to an existing catch basin in Washington Street and that bollards will be placed on the west side of the site to prevent drivers going across the edge of the pavement or too close to the railroad tracks. Mr. Upham added that the traffic pattern was one-way in and one-way out and was found acceptable by the above mentioned city staff.

Mr. Upham informed the Planning Board that the applicant was requesting waivers on Sections 10.14; 10.29, E, 3, (a) and (b); 10.29, F, 2, (d), iv; and 12.08, F and J.

Mr. Oxton opened the floor to members of the public who wished to comment.

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

The Planning Board discussed review by the City Arborist, the upgrade to the intersection, replacement of landscaping, trash removal, snow removal, and curbing.

MR. HOPKINSON MOVED, SECONDED BY MR. ROGERS, TO APPROVED THE REQUEST FOR SITE PLAN APPROVAL AT 770 WASHINGTON STREET (MAP 27, LOT 75) FOR ADMIRAL STEAK HOUSE, LLC, APPLICANT, FINDING THAT THE APPLICATION AND SITE PLAN DEMONSTRATE THAT THE APPROPRIATE SECTIONS OF ARTICLE 10 AND THE CRITERIA OF SECTION 11.35 HAVE BEEN MET WITH WAIVERS GRANTED FOR LAND USE CODE SECTIONS 10.14, 10.29, E, 3, (A) AND (B); 10.29, F, 2, (D), IV; AND 12.08, F AND J BECAUSE THE PLANNING BOARD FINDS THAT DUE TO SPECIAL CIRCUMSTANCES OF THIS PLAN AND SITE THE SUBMISSION OF THIS INFORMATION IS NOT REQUIRED IN THE INTEREST OF PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE, AND WITH THE FOLLOWING CONDITION:

THAT THE CITY ARBORIST REVIEW AND APPROVE THE FINAL SUBMISSION ON THE LANDSCAPING AND TREE MAINTENANCE PLAN.

UNANIMOUS APPROVAL

Item 2

Pre-application Workshop – 1 Washington Street (Map 43, Lot 21); Plant Memorial Home, applicant.

Mr. Don Capoldo, Executive Director of the Plant Memorial Home, stated that the design had changed dramatically in the past two weeks because one of the residents in the garden apartments had decided to move to the Plant Home and they would be able to remove these structures. Mr. Capoldo stated that they were trying, within the financial boundaries to preserve the endowment, to meet the goals of the founder Thomas Plant, the values of the City of Bath to preserve views and take into consideration the recommendations of the neighbors. Mr. Capoldo explained the new design, described the improved views, removal of trees, discussed the needs of the Plant Home, and requested guidance from the Planning Board before moving forward with a more concrete design.

Mr. Steve Normand, a consultant to the Plant Home, described the covered patio, glass corridor, and gable roofing.

Mr. Tom Saucier, also a consultant to the Plant Home, described emergency access, filtered view, and potential for mulched trails.

The Planning Board discussed the size of the building, possible reconfigurations, views, renderings, overall appearance, walking paths, plans for the removal of the existing buildings, and emergency access.

Mr. Oxton opened the floor to members of the public present.

Mr. Tom Rice, 27 Washington Street, asked if a particular building would remain.

Mr. Capoldo stated that it would not.

Ms. Phylis Bailey, 16 Riverview Road, provided an alternative sketch (attached hereto and made a part hereof as Attachment A) and described her proposals.

Mr. Fred Denson, 8 East Lane, expressed his concerns with regard to sewage and whether East Lane would be altered.

Ms. Martha Andrew, 25 Washington Street, stated that the lighting was very important as the parking lot is currently very bright at night and impacts her residence.

Mr. Oxton stated that the Public Works Director would become involved when a plan is put forward.

There being no further comments from the public present, Mr. Oxton closed the public portion of the meeting.

Mr. Hopkinson stated that he appreciated the applicant's desire to work closely with the neighbors in development of the plan and that the neighbors were not rallying in opposition to the proposal but engaging in a dialogue offering suggestions.

The Planning Board recommended that the applicant provide accurate renderings of the proposed views and buildings, using more lower light poles to reduce the light pollution, provide other building configurations with the reasoning why those configurations were rejected, provide colors, and stated that the new structures do not necessarily need to match the existing structure.

Other Business

None

Adjournment

There being no further business before the Board, **DR. HAYNES MOVED SECONDED BY MR. OMO TO ADJOURN THE MEETING AT 7:23 PM.**

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary

Attachment A



Alternative proposal

- Site the expansion in added wings as depicted here.
- Add one wing toward Washington st., but no farther than end of current Plant home.
- Add to new wing on the end towards new cottages, parallel to river.

Results

- Gain the added space desired
- Expand the views from Washington St. towards bay
- Reduce damage to views from Riverview and Weber.
- Preserve trees on the site that would be otherwise cut down.
- Preserve home values in multiple adjacent neighborhoods.
- Preserve the walking trails on the point that would be eradicated.

11-2-2010 P.Bailey and other neighbors.

phylbailey1@msn.com