

A regular meeting of the Bath Planning Board was called on 9-20-11 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxton, Chair
James Hopkinson, Vice Chair
Andy Omo
Paul Fraser
John Swenson
Cal Stilphen
Haley Grill (non-voting student member)
Megan Hixon (non-voting student member)

MEMBERS ABSENT**STAFF PRESENT**

Jim Upham, Planning Director
Marsha Hinton, Recording Secretary

Mr. Oxton, Chair, called the meeting to order in the third floor Council Chambers at 6:00 p.m. on Tuesday, September 20, 2011.

Minutes August 2, 2011, meeting

Mr. Upham stated that Ms. Julie Rice had contacted the Planning Office to request that her comments during the public hearing on the Land Use Code Text Amendment relating to the Plant Home Zone be amended.

The Planning Board held discussion on Ms. Rice's request.

MR. HOPKINSON MOVED, SECONDED BY MR. STILPHEN, TO APPROVE THE MINUTES WITH AN AMENDMENT AS FOLLOWS:

MS. JULIE RICE, 27 WASHINGTON STREET, EXPRESSED HER CONFUSION PUZZLEMENT OVER THE PROPOSAL GIVEN THE PREVIOUS PROPOSAL ZONE CHANGE LAST YEAR AND THIS NEW ZONING PROPOSAL. MS. RICE ASKED IF THERE WAS A SPECIFIC PROPOSAL BEFORE THE BOARD, IF SO WHAT IT WAS, AND WHY WASN'T THE NEIGHBORHOOD INFORMED.

UNANIMOUS APPROVAL**Old Business****Item 1****Planning Board Discussion of Article 17 – Wireless Communications**

Mr. Upham discussed the status of Article 17 highlighting definitions of "support structure" and "average tree canopy height" and asked for a discussion on which zone should be included as permissible for cell towers, fall zone size, and surety for abandoned cell tower structures.

The Planning Board discussed size of the fall zone, height, the various zone restrictions in the City of Bath and the Land Use Table. The Planning Board agreed upon the inclusion of the following zones: R2, R3, C1, C2, C3, Golf Course Zone, Plant Home Zone, and the Museum Zone. The Planning Board additionally stated that the Plant Home Zone and the Museum Zone should be bound by the criteria of the Historic District as it pertains to installation of hidden antenna structures.

Mr. Christopher Ciolfi and Mr. Louis Vitali from Mariner Tower commented on the size of the fall zone, various cell tower configurations and bundling of cables. Mr. Ciolfi stated that the 150% fall zone size may be excessive and recommended that the Planning Board plan some flexibility with regard to that figure.

The Planning Board discussed the number of licensed carriers per tower, the size of the fall zone, waivers, and appropriate wording to allow for flexibility where needed.

Mr. Hopkinson proposed language to Section 17.06, Subsection K, as follows:

"The Planning Board may increase the height upon a finding by the Board that existing trees interfere with antenna signal such that it would limit the ability to serve up to five different licensed carriers."

The Planning Board agreed to review the amendments to Article 17 at the October 4, 2011, meeting.

New Business

None

Other Business

Item 1

Planning Board Discussion of other Land Use Code amendments.

Mr. Upham distributed a list of identified tasks to implement the Comprehensive Plan.

Item 2

Election of Officers

The Planning Board discussed whether to hold elections or wait until the City Council had opportunity to fill the open Planning Board seat.

MR. HOPKINSON MOVED, SECONDED BY MR. OMO, TO CONTINUE ELECTION OF OFFICERS UNTIL ALL SEATS ON THE PLANNING BOARD WE FILLED.

UNANIMOUS APPROVAL

Mr. Upham stated that this would be his last meeting as the Planning Director and expressed his thanks to the planning board and to former members Tim Vrabel, Paul Karass, Margie Lowe, Marjorie Hawkes, Jim Harper, Robin Haynes, and George Pollard. He also thanked Judy Barrington for her assistance with historic district reviews and thanked former city manager Duncan Ballantyne for talking him into coming to Bath.

Mr. Oxton acknowledged Mr. Upham's hard work as the City Planner evidenced by the many improvements to the City of Bath and his dedication to the City of Bath in that he has chosen to retire here. Mr. Oxton pointed out the walkway, the train station, the Congress Street roundabout, and Wing Farm. Mr. Oxton expressed the appreciation of the Planning Board for Mr. Upham's service.

Adjournment

There being no further business before the Board, **MR. HOPKINSON MOVED, SECONDED BY MR. SWENSON, TO ADJOURN THE MEETING AT 7:20 PM.**

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary