

A regular meeting of the Bath Planning Board was called on 11-15-11 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
Andy Omo
Paul Fraser
Carolyn Lockwood
John Swenson
Cal Stilphen

MEMBERS ABSENT

James Hopkinson, Vice Chair
Haley Grill (non-voting student member)
Megan Hixon (non-voting student member)

STAFF PRESENT

Andrew Deci, Planning Director
Marsha Hinton, Recording Secretary

Mr. Oxtan, Chair, called the meeting to order in the third floor Council Chambers at 5:57 p.m. on Tuesday, November 15, 2011.

Minutes of November 1, 2011, meeting

MR. FRASER MOVED SECONDED BY MS. LOCKWOOD TO APPROVE THE MINUTES AS READ.

UNANIMOUS APPROVAL**Old Business**

None

New Business**Item 1**

Request for Historic District Approval – 26 Summer Street (Map 26, Lot 218); Bath Development Corporation, applicant.

Mr. Deci pointed out the section of the build under consideration by the Planning Board and the portion to be demolished. Mr. Deci discussed comments by the Historic District Architectural Review Committee of Sagadahoc Preservation, Inc.; Sara Martin, Architectural Historian; and comments from city staff members. Mr. Deci read sections from the City of Bath Land Use Code pertaining to this application. Mr. Deci requested that the Planning Board make a finding that the application was complete.

The Planning Board discussed the appropriateness of finding this application to be complete and what assurances would be in place to make sure repairs to abutting buildings were fitting.

MR. OMO MOVED SECONDED BY MS. LOCKWOOD TO FIND THE REQUEST FOR HISTORIC DISTRICT APPROVAL AT 616 HIGH STREET (MAP 31, LOT 22) FOR BATH DEVELOPMENT CORPORATION, APPLICANT, TO BE COMPLETE.

UNANIMOUS APPROVAL

Ms. Jane Morse, Vice President of Sagadahoc Real Estate, discussed the historic buildings directly abutting the portion of the building to be demolished and the need to determine how the walls of the building to be demolished were connected to those historic buildings before beginning demolition.

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

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

The Planning Board discussed what method would be used to ensure appropriate repairs to abutting buildings were made.

Ms. Lockwood expressed her discomfort with approving an application without knowing exactly how repairs to the historic abutting structures were going to be made.

MR. OMO MOVED, SECONDED BY MR. FRASER, TO APPROVE THE REQUEST FOR HISTORIC DISTRICT APPROVAL AT 26 SUMMER STREET (MAP 26, LOT 218) FOR THE CITY OF BATH, APPLICANT WITH THE FOLLOWING CONDITIONS:

THAT ANY CHANGES DURING THE DEMOLITION BE REVIEWED BY THE CITY PLANNER; AND

THAT THE CITY PLANNER HOLD A PRECONSTRUCTION MEETING WITH THE CONTRACTOR TO IDENTIFY ANY ISSUES THAT MAY EXIST.

FIVE IN FAVOR (BOB OXTAN, PAUL FRASER, ANDY OMO, JOHN SWENSON, CAL STILPHEN)

ONE OPPOSED (CAROLYN LOCKWOOD)

Item 2

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Mr. Deci discussed the Hyde School proposal, applicable Land Use Code sections, and pointed out outstanding issues with regard to stormwater management. Mr. Deci added that with the exception of the stormwater management all other issues identified by city staff have been addressed.

Ms. Alyssa Hemingway, CFO Hyde School, discussed the need for the new dormitory. Ms. Hemingway added that the Board of Governors for Hyde School had approved the project and

that financing had been secured. Ms. Hemingway pointed out that there were time constraints involved.

Mr. John Whipple, architect, described the need to relocate the building away from the ledge, heating, and landscaping.

Mr. Tom Greer discussed the two plans for stormwater management currently under review by city staff and the intention to reduce storm water runoff onto the Pine Hill Valley property.

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Mr. Peter Owen, Public Works Director, stated that the applicant has met the intent of reducing peak flow off the site. Mr. Owen added that he believed that a resolution was very close but that some questions remained.

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Mr. Michael Zak, 51 Pine Hill Drive, stated that he was appreciative that the stormwater runoff would be reduced to the Pine Hill Valley condos. Mr. Zak requested that the Planning Board should exercise caution with regard to the unknown impacts the additional impervious surface would cause.

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TWO OPPOSED (JOHN SWENSON, CAL STILPHEN)**

Other Business

Historic District Committee Appointment

MR. STILPHEN SECONDED BY MR. SWENSON NOMINATED MS. LOCKWOOD FOR MEMBERSHIP ON THE HISTORIC DISTRICT COMMITTEE. MS. LOCKWOOD ACCEPTED THE NOMINATION.

THERE BEING NO OTHER NOMINATIONS, MR. OXTON APPOINTED MS. LOCKWOOD TO THE HISTORIC DISTRICT COMMITTEE.

Mr. Deci distributed information to the Planning Board on the Kennebec Estuary Land Trust's upcoming talk on how changes in climate affect planning for the future.

Mr. Deci informed the Planning Board of the upcoming lecture series on the Brick Project in Bath.

Adjournment

There being no further business before the Board, **MR. FRASER MOVED, SECONDED BY MR. OMO, TO ADJOURN THE MEETING AT 7:15 PM.**

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Mr. Peter Owen, Public Works Director, stated that the applicant has met the intent of reducing peak flow off the site. Mr. Owen added that he believed that a resolution was very close but that some questions remained.

There being no further comments from members of the Planning Board, Mr. Oxtan opened the floor to members of the public who wish to comment on this agenda item.

Mr. Michael Zak, 51 Pine Hill Drive, stated that he was appreciative that the stormwater runoff would be reduced to the Pine Hill Valley condos. Mr. Zak requested that the Planning Board should exercise caution with regard to the unknown impacts the additional impervious surface would cause.

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MS. LOCKWOOD MOVED SECONDED BY MR. STILPHEN TO TABLE THE REQUEST FOR SITE PLAN APPROVAL FOR 616 HIGH STREET (MAP 31, LOT 22) FOR HYDE SCHOOL, APPLICANT, UNTIL THE DECEMBER 6, 2011 REGULAR MEETING OF THE BATH PLANNING BOARD TO ALLOW FOR FURTHER DISCUSSION SO THE APPLICANT COULD PRESENT A PLAN FOR STORMWATER MANAGEMENT ACCEPTABLE TO CITY STAFF IN A PUBLIC VENUE.

**FOUR IN FAVOR (BOB OXTAN, PAUL FRASER, ANDY OMO, CAROLYN LOCKWOOD)
TWO OPPOSED (JOHN SWENSON, CAL STILPHEN)**

Other Business

Historic District Committee Appointment

MR. STILPHEN SECONDED BY MR. SWENSON NOMINATED MS. LOCKWOOD FOR MEMBERSHIP ON THE HISTORIC DISTRICT COMMITTEE. MS. LOCKWOOD ACCEPTED THE NOMINATION.

THERE BEING NO OTHER NOMINATIONS, MR. OXTON APPOINTED MS. LOCKWOOD TO THE HISTORIC DISTRICT COMMITTEE.

Mr. Deci distributed information to the Planning Board on the Kennebec Estuary Land Trust's upcoming talk on how changes in climate affect planning for the future.

Mr. Deci informed the Planning Board of the upcoming lecture series on the Brick Project in Bath.

Adjournment

There being no further business before the Board, **MR. FRASER MOVED, SECONDED BY MR. OMO, TO ADJOURN THE MEETING AT 7:15 PM.**

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary

A regular meeting of the Bath Planning Board was called on 11-15-11 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
Andy Omo
Paul Fraser
Carolyn Lockwood
John Swenson
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MEMBERS ABSENT

James Hopkinson, Vice Chair
Haley Grill (non-voting student member)
Megan Hixon (non-voting student member)

STAFF PRESENT

Andrew Deci, Planning Director
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Mr. Oxtan, Chair, called the meeting to order in the third floor Council Chambers at 5:57 p.m. on Tuesday, November 15, 2011.

Minutes of November 1, 2011, meeting

MR. FRASER MOVED SECONDED BY MS. LOCKWOOD TO APPROVE THE MINUTES AS READ.

UNANIMOUS APPROVAL**Old Business**

None

New Business**Item 1**

Request for Historic District Approval – 26 Summer Street (Map 26, Lot 218); Bath Development Corporation, applicant.

Mr. Deci pointed out the section of the build under consideration by the Planning Board and the portion to be demolished. Mr. Deci discussed comments by the Historic District Architectural Review Committee of Sagadahoc Preservation, Inc.; Sara Martin, Architectural Historian; and comments from city staff members. Mr. Deci read sections from the City of Bath Land Use Code pertaining to this application. Mr. Deci requested that the Planning Board make a finding that the application was complete.

The Planning Board discussed the appropriateness of finding this application to be complete and what assurances would be in place to make sure repairs to abutting buildings were fitting.

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UNANIMOUS APPROVAL

Ms. Jane Morse, Vice President of Sagadahoc Real Estate, discussed the historic buildings directly abutting the portion of the building to be demolished and the need to determine how the walls of the building to be demolished were connected to those historic buildings before beginning demolition.

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

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

The Planning Board discussed what method would be used to ensure appropriate repairs to abutting buildings were made.

Ms. Lockwood expressed her discomfort with approving an application without knowing exactly how repairs to the historic abutting structures were going to be made.

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ONE OPPOSED (CAROLYN LOCKWOOD)

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Request for Site Plan Approval – 616 High Street (Map 31, Lot 22); Hyde School, applicant.

Mr. Deci discussed the Hyde School proposal, applicable Land Use Code sections, and pointed out outstanding issues with regard to stormwater management. Mr. Deci added that with the exception of the stormwater management all other issues identified by city staff have been addressed.

Ms. Alyssa Hemingway, CFO Hyde School, discussed the need for the new dormitory. Ms. Hemingway added that the Board of Governors for Hyde School had approved the project and

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Mr. John Whipple, architect, described the need to relocate the building away from the ledge, heating, and landscaping.

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MR. OMO MOVED SECONDED BY MS. LOCKWOOD TO FIND THE REQUEST FOR HISTORIC DISTRICT APPROVAL AT 616 HIGH STREET (MAP 31, LOT 22) FOR BATH DEVELOPMENT CORPORATION, APPLICANT, TO BE COMPLETE.

UNANIMOUS APPROVAL

Ms. Jane Morse, Vice President of Sagadahoc Real Estate, discussed the historic buildings directly abutting the portion of the building to be demolished and the need to determine how the walls of the building to be demolished were connected to those historic buildings before beginning demolition.

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

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

The Planning Board discussed what method would be used to ensure appropriate repairs to abutting buildings were made.

Ms. Lockwood expressed her discomfort with approving an application without knowing exactly how repairs to the historic abutting structures were going to be made.

MR. OMO MOVED, SECONDED BY MR. FRASER, TO APPROVE THE REQUEST FOR HISTORIC DISTRICT APPROVAL AT 26 SUMMER STREET (MAP 26, LOT 218) FOR THE CITY OF BATH, APPLICANT WITH THE FOLLOWING CONDITIONS:

THAT ANY CHANGES DURING THE DEMOLITION BE REVIEWED BY THE CITY PLANNER; AND

THAT THE CITY PLANNER HOLD A PRECONSTRUCTION MEETING WITH THE CONTRACTOR TO IDENTIFY ANY ISSUES THAT MAY EXIST.

FIVE IN FAVOR (BOB OXTAN, PAUL FRASER, ANDY OMO, JOHN SWENSON, CAL STILPHEN)

ONE OPPOSED (CAROLYN LOCKWOOD)

Item 2

Request for Site Plan Approval – 616 High Street (Map 31, Lot 22); Hyde School, applicant.

Mr. Deci discussed the Hyde School proposal, applicable Land Use Code sections, and pointed out outstanding issues with regard to stormwater management. Mr. Deci added that with the exception of the stormwater management all other issues identified by city staff have been addressed.

Ms. Alyssa Hemingway, CFO Hyde School, discussed the need for the new dormitory. Ms. Hemingway added that the Board of Governors for Hyde School had approved the project and

that financing had been secured. Ms. Hemingway pointed out that there were time constraints involved.

Mr. John Whipple, architect, described the need to relocate the building away from the ledge, heating, and landscaping.

Mr. Tom Greer discussed the two plans for stormwater management currently under review by city staff and the intention to reduce storm water runoff onto the Pine Hill Valley property.

MS. LOCKWOOD MOVED SECONDED BY MR. OMO TO FIND REQUEST FOR SITE PLAN APPROVAL AT 616 HIGH STREET (MAP 31, LOT 22) FOR HYDE SCHOOL, APPLICANT, TO BE COMPLETE.

UNANIMOUS APPROVAL

The Planning Board discussed comments by city staff, additional impact on the sewer line, and stormwater runoff management plans.

Mr. Peter Owen, Public Works Director, stated that the applicant has met the intent of reducing peak flow off the site. Mr. Owen added that he believed that a resolution was very close but that some questions remained.

There being no further comments from members of the Planning Board, Mr. Oxtan opened the floor to members of the public who wish to comment on this agenda item.

Mr. Michael Zak, 51 Pine Hill Drive, stated that he was appreciative that the stormwater runoff would be reduced to the Pine Hill Valley condos. Mr. Zak requested that the Planning Board should exercise caution with regard to the unknown impacts the additional impervious surface would cause.

There being no further comment from members of the public present, Mr. Oxtan closed the public portion of the meeting.

MS. LOCKWOOD MOVED SECONDED BY MR. STILPHEN TO TABLE THE REQUEST FOR SITE PLAN APPROVAL FOR 616 HIGH STREET (MAP 31, LOT 22) FOR HYDE SCHOOL, APPLICANT, UNTIL THE DECEMBER 6, 2011 REGULAR MEETING OF THE BATH PLANNING BOARD TO ALLOW FOR FURTHER DISCUSSION SO THE APPLICANT COULD PRESENT A PLAN FOR STORMWATER MANAGEMENT ACCEPTABLE TO CITY STAFF IN A PUBLIC VENUE.

**FOUR IN FAVOR (BOB OXTAN, PAUL FRASER, ANDY OMO, CAROLYN LOCKWOOD)
TWO OPPOSED (JOHN SWENSON, CAL STILPHEN)**

Other Business

Historic District Committee Appointment

MR. STILPHEN SECONDED BY MR. SWENSON NOMINATED MS. LOCKWOOD FOR MEMBERSHIP ON THE HISTORIC DISTRICT COMMITTEE. MS. LOCKWOOD ACCEPTED THE NOMINATION.

THERE BEING NO OTHER NOMINATIONS, MR. OXTON APPOINTED MS. LOCKWOOD TO THE HISTORIC DISTRICT COMMITTEE.

Mr. Deci distributed information to the Planning Board on the Kennebec Estuary Land Trust's upcoming talk on how changes in climate affect planning for the future.

Mr. Deci informed the Planning Board of the upcoming lecture series on the Brick Project in Bath.

Adjournment

There being no further business before the Board, **MR. FRASER MOVED, SECONDED BY MR. OMO, TO ADJOURN THE MEETING AT 7:15 PM.**

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary