

A regular meeting of the Bath Planning Board was called on 1-4-11 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)

MEMBERS ABSENT

Andy Omo
Haley Grill (non-voting student member)

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, January 4, 2011.

Minutes November 2, 2010, meeting

Dr. Haynes pointed out two typographical errors on pages 1 and 3 of the minutes and recommended the minutes be amended with those corrections.

DR. HAYNES MOVED, SECONDED BY MR. ROGERS TO APPROVE THE PLANNING BOARD MINUTES OF NOVEMBER 2, 2010, WITH THE FOLLOWING AMENDMENTS:

"MR. OXTON 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."

AND

"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."

UNANIMOUS APPROVAL

Old Business

None

New Business

Item 1

Request for Historic District Approval – 19 Fremont Street (Map 26, Lot 204); Cyrus & Jessica Benson, applicants.

Mr. James Hoare, representing the applicants Cyrus and Jessica Benson, described the proposed changes and types of windows to be used. Mr. Hoare stated that he has reviewed the response from Judy Barrington's committee and has been in contact with a joiner who can manufacture an appropriate circular window but it would not be insulated.

Ms. Judith Barrington stated that this particular joiner was recommended only as a suggestion and to encourage the applicant to do some more research with regard to the circular window. Ms. Barrington stated that the good stewardship of this structure by the Bensons was evident and that other than the structure being located in an historic area that SPI, which has an historic easement on the property, would approve the circular window. Ms. Barrington added that her main objection to the use of a round Pella window was the appearance of a boat port hole rather than a period window.

Dr. Haynes stated that she objected to the use of a round window because it wasn't in keeping with the Greek revival architectural style of the structure.

The Planning Board held discussion on architectural styles, muntins, panes, window size, window height, insulated windows, and ordinance criteria.

Mr. Hopkinson suggested that the Planning Board review the historic district approval criteria in order to clarify the approval criteria.

MR. ROGERS MOVED TO ACCEPT THE REQUEST FOR HISTORIC DISTRICT APPROVAL AT 19 FREMONT STREET (MAP 26, LOT 204) BY CYRUS & JESSICA BENSON, APPLICANTS WITH THE CONDITION THAT THE HISTORIC DISTRICT COMMITTEE APPROVE THE FINAL DESIGN OF THE CIRCULAR WINDOW.

After Planning Board discussion on approval criteria Mr. Rogers withdrew his motion.

DR. HAYNES MOVED, SECONDED BY MR. HOPKINSON, TO APPROVE THE PORTION OF THE APPLICATION FOR HISTORIC DISTRICT APPROVAL AT 19 FREMONT STREET (MAP 26, LOT 204) BY CYRUS & JESSICA BENSON, APPLICANTS, PERTAINING TO THE TWO WINDOWS ON THE BACK (NORTH) SIDE OF THE STRUCTURE AND TO CONTINUE THE REVIEW REGARDING THE REQUEST FOR A NEW CIRCULAR WINDOW ON THE LEFT (WEST) SIDE OF THE STRUCTURE UNTIL THE NEXT REGULAR MEETING OF THE BATH PLANNING BOARD.

UNANIMOUS APPROVAL

Item 2

Planning Board Discussion - Land Use Code text amendment request from Karen Hawkes.

Mr. Upham stated that this discussion was to determine whether the Planning Board wanted to pursue a public hearing on the use of motor vehicles and trailers as accessory buildings. Mr. Upham stated that when the 2000 Land Use Code was enacted it prevented the use of motor vehicles and trailers for accessory storage but a few such storage units were allowed because they were then in existence when the Code was adopted, including a trailer and a school bus on Ms. Hawkes' property.

Ms. Karen Hawkes stated that she was planning to expand her horse-riding business and wanted to use school buses to store hay. Ms. Hawkes describe her business and the expansion.

The Planning Board discussed the used of motor vehicles and trailers for, screening, property valuation, storage sheds, and ordinances.

The Planning Board was polled and unanimously agreed to instruct the Planning Director to develop standards for the use of motor vehicles or trailers for accessory storage and to place this on the Five O'clock Workshop for February 1st.

Other Business

Mr. Upham stated that January is the agreed upon time to review the Comprehensive Plan. Mr. Upham explained that he had initially intended to use the January 18, 2011, regular Planning Board meeting to address that review.

The Planning Board discussed the need to have a meeting dedicated to review of the Comprehensive Plan. The Planning Board was polled and unanimously agreed to set aside the February 15, 2011, meeting exclusively for discussion of the Comprehensive Plan.

Adjournment

There being no further business before the Board, **MR. HOPKINSON MOVED, SECONDED BY MS. FITZPATRICK, TO ADJOURN THE MEETING AT 7:11 PM.**

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary