

A regular meeting of the Bath Planning Board was called on 4-5-11 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxton, 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**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, April 5, 2011.

Minutes March 15, 2011 meeting

Dr. Haynes pointed out that the first paragraph on page four of the March 15, 2011, Planning Board minutes should include a statement regarding the requirement for sprinkler systems to be installed in buildings constructed on the West Bath side of Wing Farm.

DR. HAYNES MOVED, SECONDED BY MR. HOPKINSON TO APPROVE THE MINUTES OF MARCH 15, 2011 AS AMENDED AS FOLLOWS:

"The Planning board was polled and unanimously agreed that Land Use Code Section 13.14 B 2 (d) has been met with the following as possible conditions: that no on-street parking be allowed, that sprinkler systems be required in the buildings in the subdivision in West Bath, That a letter be submitted by the applicant stating that a diligent search was made and no feasible egress points from West Bath were found, that if an egress point is established from the West Bath side at a future time that the applicant comes back to the Planning Board for review of such plan, and that Anchor Road become an emergency access."

UNANIMOUS APPROVAL**Old Business**

None

New Business**Item 1**

Request for Historic District Approval – 26 Grove Street, Map 21, Lot 245; Richard Redlon, applicant.

Mr. Bart Matthews stated he was representing the applicant and could answer any questions the Planning Board may have.

Mr. Oxton opened the floor to members of the public who wished to comment on this agenda item.

Mr. Clark Steenstra, 15 North Street, stated that he was wondering if there would be any changes to the shared parking area between his residence and the applicant's.

Mr. Upham stated that the proposal was to construct a garage and was before the Planning Board because the property was in the Historic Overlay District. He also said that the parking arrangement was not being review by the Board.

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

The Planning Board discussed the setbacks, the property dimensions, a letter from an abutter regarding placement of the garage no the lot, and parking.

Dr. Haynes stated that the ordinance required the structure to be compatible not identical to other structures. Dr. Haynes added that it was her opinion that the shutters and mutttons were optional. Dr. Haynes provided a brief history of the site with Cushing and Betty Allen as being the first owners and later the property was used by the Higgins family who were photographers.

DR. HAYNES MOVED, SECONDED BY MR. HOPKINSON, TO APPROVE THE REQUEST FOR HISTORIC DISTRICT APPROVAL AT 26 GROVE STREET (MAP 21, LOT 245) FOR RICHARD REDLON, APPLICANT, WITH THE FOLLOWING CONDITIONS:

- **THAT IF THE LENGTH OF THE DRIVEWAY CHANGE THAT A CORRECTED SITE PLAN BE SUBMITTED TO THE PLANNING DIRECTOR;**
- **THAT THE PROPOSED SHUTTERS AND THE WINDOW MULLIONS AND MUNTINS (GRILLS) BE AT THE OPTION OF THE OWNER AND NOT A REQUIREMENT OF THIS APPROVAL; AND**
- **THAT THE PROPOSED GARAGE NOT BE CLOSER TO THE STREET THAN THE CURRENT HOUSE IS AND NO CLOSER THAN 10 FEET TO THE ROYAL LANE RIGHT-OF-WAY.**

UNANIMOUS APPROVAL

Other Business

Mr. Upham asked the Planning Board members to review the Wireless Communication Facilities regulations and be prepared to comment on them at the next meeting.

Adjournment

There being no further business before the Board, **MR. ROGERS MOVED, SECONDED BY MR. HOPKINSON, TO ADJOURN THE MEETING AT 6:20 PM.**

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary