

A regular meeting of the Bath Planning Board was called on 10-2-12 for the purpose of conducting regular business.

MEMBERS PRESENT

James Hopkinson, Vice Chair
Andy Omo
Paul Fraser
Carolyn Lockwood
John Swenson
Cal Stilphen
Amy Franklin (non-voting student member)

MEMBERS ABSENT

Bob Oxtan, Chair
Megan Hixon (non-voting student member)

STAFF PRESENT

Andrew Deci, Planning Director
Marsha Hinton, Recording Secretary

Mr. Hopkinson, Vice Chair, called the meeting to order in the third floor Council Chambers at 6:00 p.m. on Tuesday, October 2, 2012.

Minutes September 4, 2012 meeting

Mr. Stilphen requested clarification in the September 4, 2012 minutes as follows:

MR. HOPKINSON MOVED, SECONDED BY MS. LOCKWOOD TO RECOMMEND TO THE CITY COUNCIL THAT THE LAND USE CODE BE AMENDED TO INCLUDE 244 FRONT STREET (MAP 26 LOT 250) IN THE R4 C1 ZONE.

Mr. Omo pointed out his name was missing from those absent at the September meeting.

MR. STILPHEN MOVED, SECONDED BY MR. SWENSON TO APPROVE THE PLANNING BOARD MINUTES OF SEPTEMBER 4, 2012 AS AMENDED.

UNANIMOUS APPROVAL**Old Business****None****New Business****Item 1**

Request for Historic District Amendment – 958 Washington Street (Map 26, Lot 185); Bath Masonic Building Association, applicant.

Mr. Deci discussed the project, confusion regarding the project, the historical importance of the structure, comments from the Historic District Architectural Review Committee (HDARC) and cost incurred by the applicant.

Mr. Bob Moulton (applicant's contractor) discussed the goal of the applicant to replace the columns as close to the original as they could, as well as have something as close to zero-maintenance as possible. Mr. Moulton described the materials to be used, the condition of the existing columns, and steps taken to preserve the structure. Mr. Moulton stated that conversations were held with the Code Enforcement Officer prior to June 2012 and those conversations caused the applicant to feel comfortable moving forward with this project. Mr. Moulton explained that cost is a factor for the Masonic Lodge.

The Planning Board discussed comments made by the Code Enforcement Officer to the applicant, Mr. James Robinson, and ordinance requirements in the historic district.

There being no further comment from the Planning Board, Mr. Hopkinson, Vice Chair, opened the floor to members of the public who wished to comment on this agenda item.

Ms. Judy Barrington, HDARC, explained the unique design elements evidenced in these columns and stressed the importance of maintaining those elements exactly.

Mr. John James, abutter, informed the Planning Board that there are many resources in the City of Bath who could advise the Masonic Building Association with regard to historic restoration. Mr. James pointed out that the City of Bath is a cultural destination point for those interested in historic buildings and that the Lodge could benefit from prudent historic preservation.

Mr. Richard Parker, Bath Masonic Building Association, stated that there is neither manpower or funding available to the Lodge to undertake restoration.

There being no further comments from members of the public present, Mr. Hopkinson, Vice Chair, closed the public portion of the meeting.

The Planning Board discussed the Bath Masonic Building Association's efforts with regard to cost estimates for various levels of repair, funding options, the historic importance of this structure to the City of Bath, design elements of the columns, comments or documentation from the Code Enforcement Officer, the advisory role of HDARC, options open to the applicant moving forward, and input from the City Solicitor.

Mr. Parker requested a continuance of the hearing to allow time to gather more information.

MS. LOCKWOOD MOVED, SECONDED BY MR. SWENSON TO CONTINUE THE HEARING ON THE REQUEST FOR HISTORIC DISTRICT AMENDMENT AT 958 WASHINGTON STREET (MAP 26, LOT 185) BY BATH MASONIC BUILDING ASSOCIATION UNTIL THE REGULAR DECEMBER 2012 MEETING OF THE BATH PLANNING BOARD TO ALLOW TIME FOR GATHERING OF INFORMATION OR RECOLLECTIONS FROM THE CODE ENFORCEMENT OFFICER AND FOR CONSULTATION WITH THE CITY SOLICITOR REGARDING REMEDIES OF ERRORS BY THE CODE ENFORCEMENT OFFICER.

UNANIMOUS APPROVAL

Other Business

Mr. Deci updated the Planning Board on the status of workshops on urban chickens and the historic district ordinance revisions.

Adjournment

There being no further business before the Board, **MR. OMO MOVED, SECONDED BY MR. STILPHEN, TO ADJOURN THE MEETING AT 7:25 PM.**

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary